



MASTER

LAND & PLANNING

Dilton Marsh Neighbourhood Development Plan

Site Assessment Report March 2023

Dilton Marsh Parish Council

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Schedule of Revisions

Rev A:

- Correction made to refer to target percentage of affordable housing from 40% to 30% on pages 8 and 36.
- Correction made to include reference to Policy H18 Areas of minimum change to Site 18 proforma.

Executive Summary

The purpose of this Site Assessment Report is to consider the identified sites within Dilton Marsh Parish Council to determine whether they would be potentially appropriate for allocation of housing, commercial / industrial or allotment land in the Dilton Marsh 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 23 sites were assessed to consider whether they would be suitable for housing allocation, to meet the indicative residual housing requirement of at least 71 dwellings¹. 1 site was assessed for its use as a community allotment, and 2 sites were assessed to consider whether they would be suitable for an industrial / commercial use. The sites were identified through the Parish Council's Call for Sites exercise in 2022, as well as through Wiltshire 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 13 sites are considered to be not suitable for residential development and therefore not appropriate for allocation in the Neighbourhood Plan.

2 sites were 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. 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 Wiltshire' Empowering Rural Communities consultation paper (Jan 2021)

1. Introduction

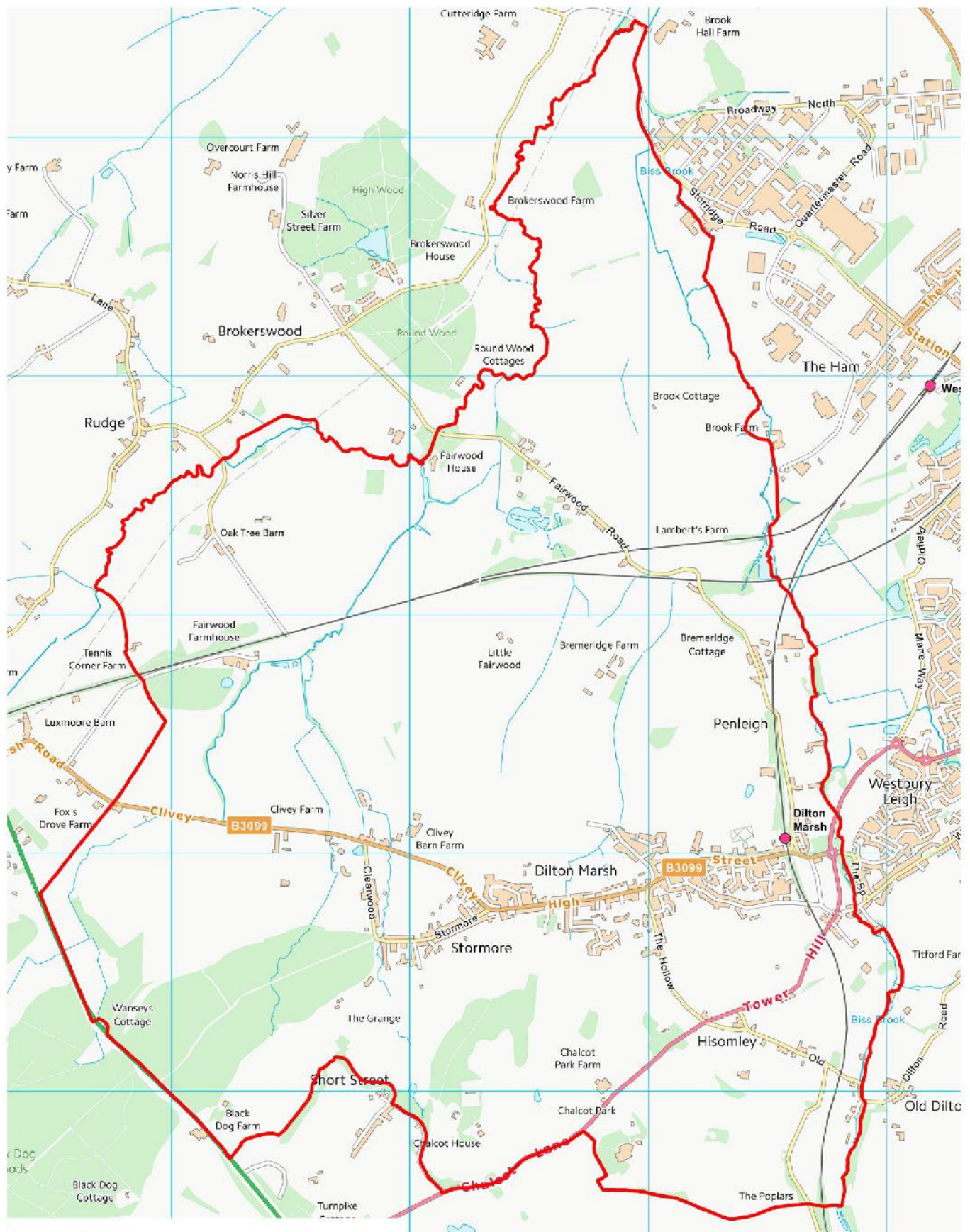
Background

- 1.1. Master Land and Planning Limited have been instructed to complete a detailed and objective site assessment for the Dilton Marsh Neighbourhood Development Plan on behalf of Dilton Marsh Parish Council.
- 1.2. The purpose of this Site Assessment Report 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. Dilton Marsh 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 Dilton Marsh 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 Pre-Submission consultation planned for late Q3 2023³.
- 1.5. At the current time, the LPR consultation in January 2021 had identified an indicative housing requirement of 85 dwellings to be provided at the Large Village of Dilton Marsh based on a period of 2016 to 2036. Since the start of the plan period in 2016, there have been 14 completions, leaving a residual net housing requirement of 71. This draft requirement may change given the Local Development Scheme update of December 2022 proposes a revised LPR plan period.
- 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 Dilton Marsh Neighbourhood Plan area.

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

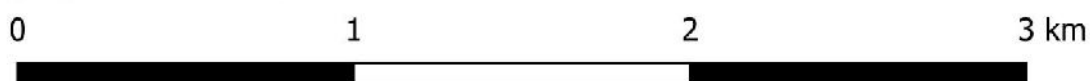
³ As set out in the Local Development Scheme Dec 2022 available at <https://www.wiltshire.gov.uk/article/1082/Local-Plan-Review>

Figure 1.1 Dilton Marsh Neighbourhood Area



Legend

Dilton Marsh Neighbourhood Plan area



Planning Policy Context

National Planning Policy Framework (2021)

- 1.8. National policy is contained within the National Planning Policy Framework (NPPF) (July 2021⁴) 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

⁴ Available at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

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)

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 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 intends 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 Dilton Marsh 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. Dilton Marsh sits within the Westbury Community and is defined by Core Policy 32 'Westbury 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, "*development*

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>

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

- 1.24. Core Policy 2 'Delivery Strategy' identifies Dilton Marsh 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 Dilton Marsh 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 32 states that approximately 115 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 2021) at Appendix 6⁸ identifies 74 completions in the Westbury Community Area Remainder in the period 2006 to 2021 and 19 developable commitments, resulting in an indicative remaining requirement for 22 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/9017/Wiltshire-Housing-Land-Supply-Statement-2021/pdf/Housing_Land_Supply_Statement_2021_-_FINAL.pdf?m=637846839846870000

- 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 Dilton Marsh 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 and the Local Development Scheme (published December 2022)¹¹ identifies a draft plan to be published in Q3 2023. The evidence base prepared to date has been considered in the site assessment process and emerging material will 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 last consultation material, Wiltshire Council produced an 'Empowering Rural Communities' paper in January 2021¹². A New Core Policy was proposed on page 10 that stated:

Housing Requirements for Neighbourhood Area Designations in the Rural Area

Meeting the needs of Local Service Centres and Large Villages Housing, housing requirements for neighbourhood area designations will be met by:

- *Existing planning permissions and plan allocations that have not yet been implemented*
- *Small sites within settlement boundaries*
- *Exception and Community-led Schemes accordance with Core Policy 44*
- *Site allocations in the development plan*

The general presumption against housing proposals outside a settlement will apply in accordance with Core Policy 2.

Site allocations will generally be made in neighbourhood plans. Where this is not the case, it may be necessary for the Council to allocate sites. This may be achieved by a review of the Wiltshire Housing Site Allocations Plan.

- 1.34. Appendix One of the consultation document defined the methodology for calculating housing requirements. Table 2.7 defines the outputs for Large Villages in the Trowbridge HMA with a baseline indicative housing requirements in the period 2016 to 2036 to help guide neighbourhood plans. Dilton Marsh is proposed to retain its settlement hierarchy status as a 'Large Village'. The indicative requirement for Dilton Marsh was proposed at 85 dwellings, to be discounted due to completions and commitments since 2016. It is noted that this draft figure is 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.

¹² <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation>

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 Dilton Marsh designated Neighbourhood area. The initial list of development site options was identified through two key sources, these included:
 - Dilton Marsh Neighbourhood Plan Call for Sites process in Summer 2022 – 20 sites were put forward as part of this process; and,
 - Wiltshire Council Strategic Housing and Economic Land Availability Assessment (SHELAA) – a further 7 further sites were identified by Wiltshire Council as being included within their SHELAA, 5 of which were assessed as part of the 2017 SHELAA and the remaining 2 had been submitted post-2017 so had not yet been assessed by Wiltshire Council. These are sites with SHELAA references 3665 (Land at 34 Petticoat Lane) and 3764 (Land south of Clivey), Wiltshire's opinion on these sites is therefore not publicly available at the time of writing.

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/>

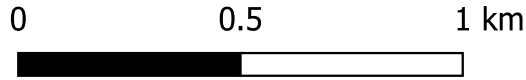
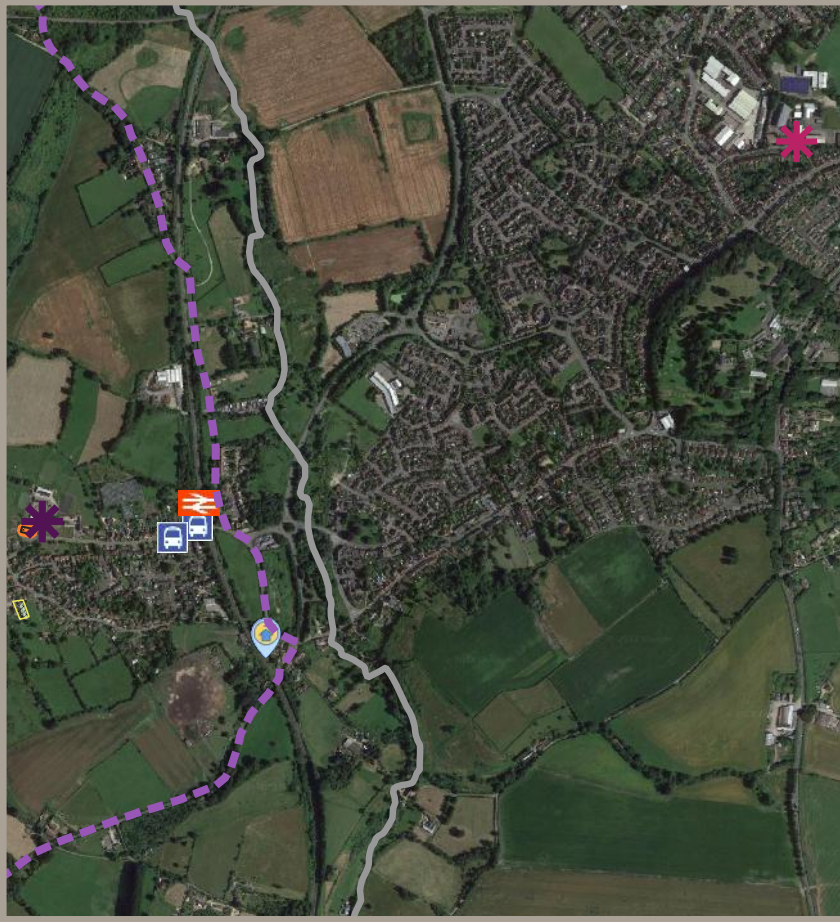
¹⁷ <https://neighbourhoodplanning.org/wp-content/uploads/Appendix-A-Site-assessment-blank-template-including-Una-tweak-FINAL-110220.docx>

- 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 Strategic Housing and Economic Land Availability Assessment (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
 - 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 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

- 2.10. 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.
- 2.11. Any additional information was fed into the proformas before these were finalised.

Figure 2.1 Accessibility criteria to local services and facilities



Legend

- Village shop, Cafe and Post Office
- Bus stops
- Rail station
- Primary and Pre school
- Secondary School
- Specialist college
- Formal Recreation facilities/ play area
- Wiltshire cycleway
- Community facilities
- Place of worship
- Dilton Marsh Boundary

4 - RAG Rating

- 2.12. 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 Dilton Marsh 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.*
- 2.13. **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.
- 2.14. **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.
- 2.15. **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.
- 2.16. 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

- 2.17. 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 Dilton Marsh and use of a 30 dwelling per hectare figure have informed a lower and upper range of capacity.
- 2.18. 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 Dilton Marsh Settlement Boundary has been calculated as 15.8dph. A density range of between 15 and 30dph has therefore been used within the methodology to illustrate the potential capacity.
- 2.19. 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.
- 2.20. 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%	15 - 30
0.4ha to 2ha	80%	15 - 30
2ha to 10ha	75%	15 - 30
Over 10ha	50%	15 - 30

- 2.21. 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

- 2.22. The adopted Core Strategy also does not contain a specific policy for employment floorspace.
- 2.23. The Wiltshire Workspace and Employment Land Review (2011)²² sets out an approach for calculating a floorspace estimate based on the land area.
- 2.24. 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 most employment sites; however, offices may be considerably higher. The following plot ratios are therefore used as indicative capacities only.

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

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 Dilton Marsh Neighbourhood Plan have been identified through the Neighbourhood Plan Call for Sites as well as the Wiltshire Council SHELAA. This process yielded a total of 27 sites.
- 3.2. All 20 sites 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 additional sites were identified in the Wiltshire SHELAA. However, 3 of these have been excluded from the detailed site assessment after a first review, for the following reasons.
- Site 25 (SHELAA ref: 175) was excluded due to the site capacity (1 dwelling) being below the threshold of the Call for Sites exercise.
 - Site 26 (SHELAA ref: 1009) was excluded due to the grant of detailed planning permission in February 2022 (18/11940/FUL) and the development has been commenced.
 - Site 27 (SHELAA ref: 1043) was excluded because Wiltshire Council confirmed that it is no longer being promoted for development and therefore not available.
- 3.4. A full list of the identified sites in Dilton Marsh is presented below in table 3.1.

Table 3.1: Identified sites within Dilton Marsh designated neighbourhood area

Site Reference	Site Name	Source	Suggested capacity (as set out in CFS form or SHELAA)	Carried forward to Detailed Site Assessment
Site 1	Land at 9 Clay Close	NDP CFS	Residential: 2 dwellings	Yes
Site 2 (SHELAA REF 1038)	Land to the rear of 14 St Marys Lane	NDP CFS/ SHELAA	Residential: 2–12 dwellings	Yes
Site 3 (SHELAA REF 3270)	Land at Bremeridge Farm, Clivey	NDP CFS/ SHELAA	Residential: 500 dwellings	Yes
Site 4	Land west of Clivey Gate Tollhouse	NDP CFS	Residential: 14 dwellings	Yes
Site 5	Land at Fairwood Industrial Estate	NDP CFS	Residential: 36 dwellings Industrial: TBC	Yes
Site 6	Land north of Woodland View,	NDP CFS	Residential: 10 dwellings	Yes

	Five Farthings Farm, The Hollow			
Site 7	Barn, Five Farthings Farm, The Hollow,	NDP CFS	Residential: 3 dwellings	Yes
Site 8	Dwelling, Five Farthings Farm, The Hollow, Dilton Marsh	NDP CFS	Residential: 5	Yes
Site 9	Five Farthings Farm, The Hollow	NDP CFS	Residential: 35	Yes
Site 10	Land south of Petticoat Lane	NDP CFS	Residential: 35	Yes
Site 11	Land south of Whitecroft	NDP CFS	Community Allotments only	Yes
Site 12 (SHELAA REF 1008)	Land north of High Street	NDP CFS	Residential: 65	Yes
Site 13	Land at High Street, east of railway station	NDP CFS	Residential: 25	Yes
Site 14	Land west of Railway and south of Fairwood Industrial Estate	NDP CFS	Residential: 30 Commercial: TBC	Yes
Site 15	Land at Fairwood Road, north of Fairwood Industrial Estate	NDP CFS	Residential: 50	Yes
Site 16	Land at Fairwood Road and Brook Drove	NDP CFS	Residential: TBC	Yes
Site 17	Land at Fairwood Road and Penleigh	NDP CFS	Residential: TBC	Yes
Site 18	High Street, St Marys Lane Junction	NDP CFS	Residential: TBC	Yes
Site 19	Land south of Stormore	NDP CFS	Residential: TBC	Yes
Site 20	Land at The Hollow	NDP CFS	Residential: TBC	Yes
Site 21 (SHELAA REF 230)	Former Leather Works	SHELAA	Residential: 9	Yes
Site 22 (SHELAA REF 3764)	Land South of Clivey, Dilton Marsh	SHELAA	Residential: 140	Yes
Site 23 (SHELAA REF 3665)	Land at 34, Petticoat Lane	SHELAA	Residential: TBC	Yes
Site 24 (SHELAA REF 741)	Land West of West Wiltshire Trading Estate	SHELAA	Residential: TBC	Yes

Site 25 (SHELAA REF 175)	Land at High Street	SHELAA	Residential: 1	No
Site 26 (SHELAA REF 1009)	The Depot, Petticoat Lane	SHELAA	Residential: 16	No
Site 27 (SHELAA REF 1043)	Land south of 16 St Marys Lane	SHELAA	Residential: TBC	No

- 3.5. Overall, a total of 24 sites are therefore taken forward for site assessment in this report. These sites are shown in figure 3.1 and 3.2.

Figure 3.1 Site options (page 1)

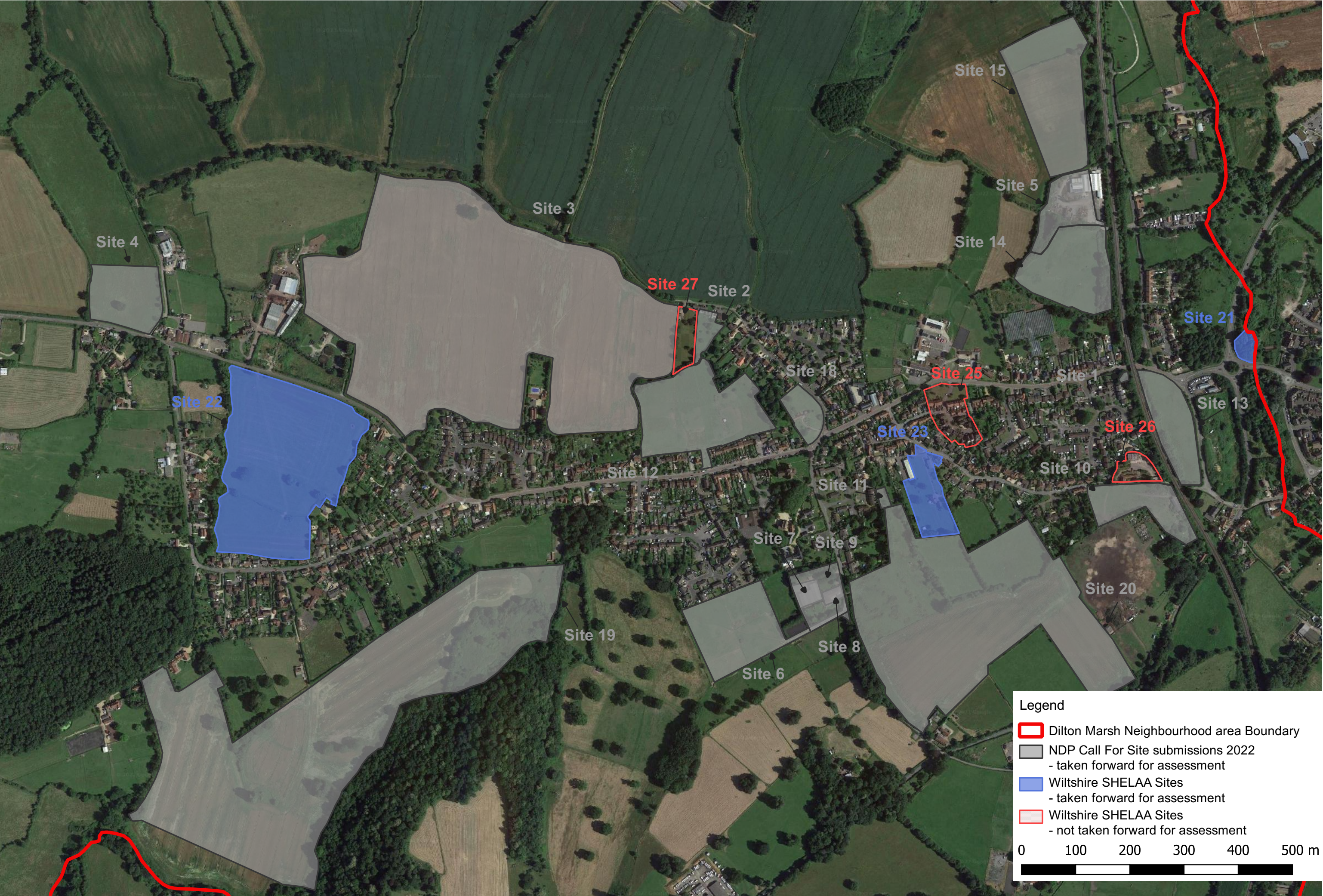
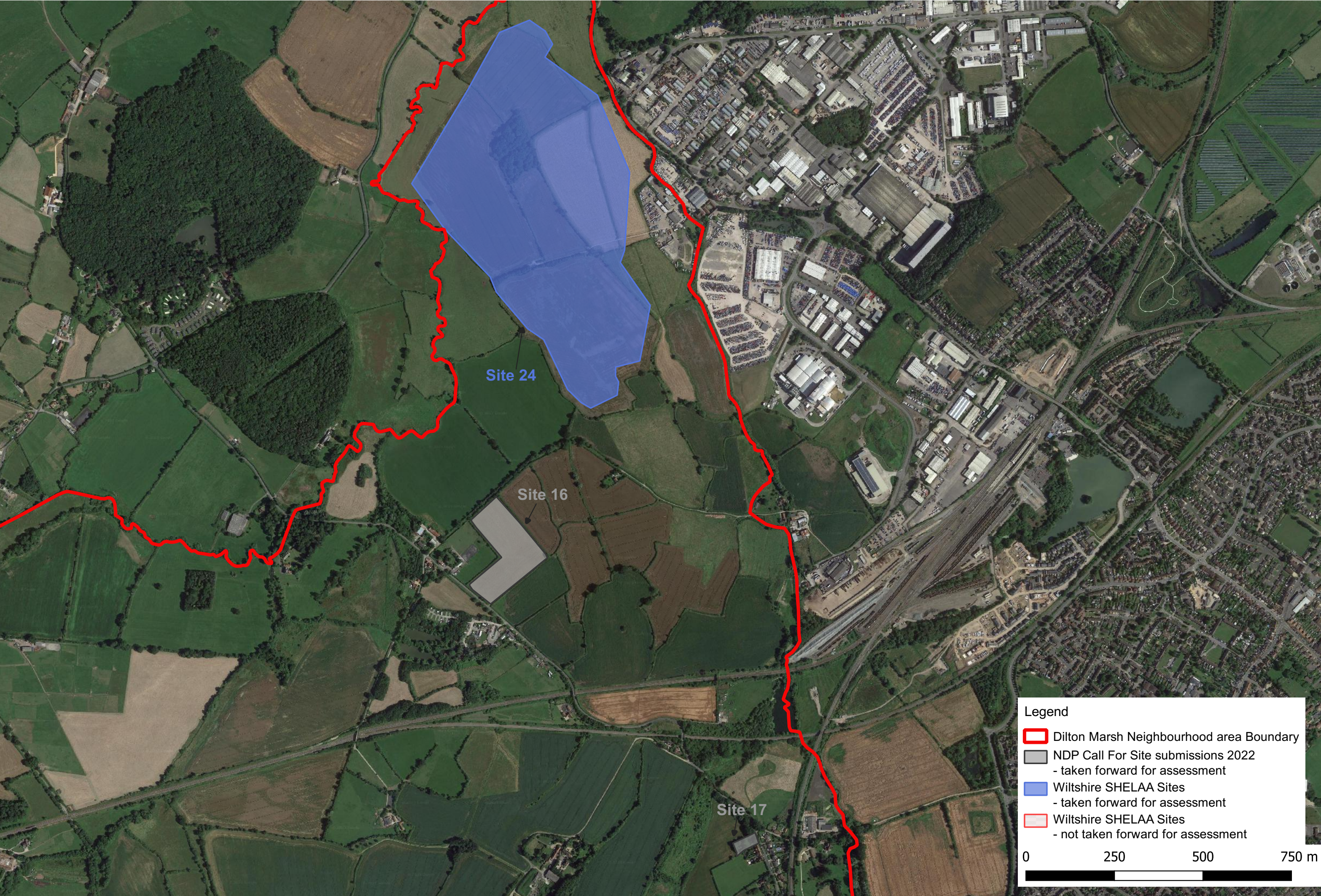


Figure 3.2 Site options (Page 2)



4. Summary of site assessments

- 4.1. 24 sites in total were taken through the detailed site assessment to consider their suitability, availability, and achievability for allocation of various uses in the Dilton Marsh Neighbourhood Plan.
- 4.2. 23 sites were assessed for their potential as housing allocations. 2 of these were also put forward as commercial sites and so were assessed separately on that basis. 1 further site was assessed for use as a community allotment.
- 4.3. Tables 4.1 to 4.3 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

Site Ref	Site Name	Indicative Capacity	RAG rating	Justification
Site 1	Land at 9 Clay Close	1	not currently suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site located within the settlement boundary of Dilton Marsh with good proximity to community services and facilities and the train station. Vehicle access previously found unacceptable onto the High Street by Wiltshire Council, meaning no vehicle access is possible onto the site. A car free development would be needed which is not in accordance with the policies of the Wiltshire Core Strategy or Parking Standards. Planning history also highlights potential for amenity impacts, although scope for an alternative scheme to be prepared. Well enclosed by significant vegetation and has no landscape impact. Size of site is unlikely to accommodate more than 1 dwelling, which is below the minimum site size for consideration in the NDP. The development of the site as a windfall can continue to be pursued by the promoter through the normal planning application process due to the location within the Settlement Boundary.
Site 2	Land to the rear of 14 St Marys Lane	3 – 7	potentially suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site adjoining the settlement boundary which currently comprises a residential garden. Relatively distant from community, recreation, and sustainable transport facilities. Access is unconfirmed and may require demolition of an existing building, or part. St Marys Lane is single width in the vicinity of the site which 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 3	Land at Bremeridge Farm	167 - 334	not currently suitable, available,	<ul style="list-style-type: none"> Greenfield site located outside of, but adjacent to the settlement boundary, is relatively distant from the services and amenities of the village.

			and achievable	<ul style="list-style-type: none"> Comprises arable fields however may have some ecological value in the field margins and boundaries. The agricultural land is located within an area identified for CS Targeting for Lapwing. Western part of the site is not suitable for development due to the STW buffer zone. Access could be possible only from the B3099 to serve the wider site as St Mary's Lane is of limited width. There are opportunities to provide pedestrian connectivity to the existing footpath networks. Site is entirely undeveloped and forms the northern boundary of the village, which is an important part of the open aspect here. Long distance views are visible, and development of the entire site would cause unacceptable landscape harm, reducing the recreational value of the rights of way crossing the site. Due to the site size and capacity, development of the whole site, as has been submitted, would not be suitable as it has the potential to significantly change the character of the area. Limited scale development towards the southwest of the site, along the frontage with Clivey and close to Shepherds Mead, may be more appropriate for the purposes of the NDP, subject to resolving constraints.
Site 4	Land west of Clivey Gate Tollhouse	17 - 34	not currently suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site remote from existing settlement and distant from the community services and facilities in the village. Development would not accord with the spatial principles to direct growth to the Large Village. Significant proportion of the site is at risk from surface water flooding and Site is also within the Wildlife Network Expansion Zone There is an existing vehicle access to the site from Clivey however there is very poor connectivity to the village for pedestrians along the direct route via Clivey. The site is an area of flat open agricultural land which plays an important part in preserving the rural scene. The site is located to the west of the Grade II Listed 'Clivey Gate Cottage' and forms an important component of its open and undeveloped agrarian setting of this former toll cottage that stands as a prominent feature in the countryside.
Site 5	Land at Fairwood Industrial Estate	12 - 24	potentially suitable, available,	<ul style="list-style-type: none"> Brownfield site detached from the existing built-up area and settlement boundary and community facilities and services. Developable area would reduce to take into account the pond to the southwest.

			and achievable	<ul style="list-style-type: none"> Proximity of the railway line and wider commercial activities adjacent to the site (the eastern part of the Industrial Estate is excluded from Site 5) 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. Access to the site is poor, under a railway bridge with narrow entrance, which may not be suitable for a more intense use and movements. There are no segregated footways along part of Fairwood Road meaning pedestrian connectivity is poor. The site is well enclosed and contains existing development, therefore the landscape impact would be limited. Site is in active use as part of the trading estate and redevelopment of the site would result in the loss of commercial land within the Parish.
Site 6	Land south of Woodland View	25 – 50	not currently suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield Site outside of but adjacent to the settlement boundary in reasonable distance to the community facilities and services. Site is located within an area identified for CS Targeting for Lapwing although unlikely to be suitable due to the grazing of horses. The proposed means of access from The Hollow is via a single lane track with poor visibility on this national speed limit section, with poor pedestrian connectivity to the village. Woodland View to the north of the site is under separate ownership, and a ransom exists along the boundary and there is presently no evidence that it would be available and viable to make this connection that may provide a solution. The site is within the Special Landscape Area as designated by the West Wiltshire Local Plan. The site is entirely undeveloped and supports views from the open countryside and PRoWs into and out of the village giving a high degree of landscape sensitivity that is part of the setting of Chalcot House parkland.
Site 7	Barn at Five Farthings Farm	3 - 5	potentially suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield / Brownfield site outside of the existing settlement boundary 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. The nearest segregated footpath is approximately 100m from the site to the north.

				<ul style="list-style-type: none"> The site is within the Special Landscape Area, however, comprises existing development and is well enclosed by existing vegetation, the landscape impact is therefore limited.
Site 8	Dwelling at Five Farthings Farm	1 – 2	not currently suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site outside of the existing settlement boundary 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. The nearest segregated footpath is approximately 100m from the site. The site is within the Special Landscape Area, however, comprises existing development and is well enclosed by existing vegetation, the landscape impact is therefore limited. Development of the site would require the demolition of the existing large, detached dwelling and the estimated capacity of the site for 1 to 2 dwellings is unlikely to be viable. However, the land could form part of a larger site, see Site 9 below.
Site 9	Five Farthings Farm	11 - 22	potentially suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield / Brownfield site outside of the existing settlement boundary 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. The nearest segregated footpath is approximately 100m from the site. The site is within the Special Landscape Area, however, comprises existing development and is well enclosed by existing 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 CfS submission proposes a capacity of 8 dwellings, however the site potentially offers the capacity to deliver between 11 to 22 dwellings. Clarification will be required from the landowner / promoter on the capacity of the development.
Site 10	Land to the south of Petticoat Lane	15 - 30	potentially suitable, available,	<ul style="list-style-type: none"> Greenfield site adjacent to settlement boundary in reasonably close distance to the services and amenities of the village. The site is located within an area identified for CS Targeting for Lapwing.

			and achievable	<ul style="list-style-type: none"> Petticoat Lane is narrow with limited passing places and potentially unsuitable for a development and intensification of movements, however it is recognised that there may be a dual split of traffic movements going both east and west towards the High Street. There is limited pedestrian connectivity on Petticoat Lane. There is potential for adverse noise and amenity impacts due to proximity to the rail line impacting the eastern part of the site. The site is large and visually open and occupies a prominent position in the landscape due to the sloping of the site offering views of the Salisbury Plain from the west that would be removed by development along the site frontage.
Site 12	Land north of High Street	34 – 68	potentially suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site adjoins the existing settlement boundary and is contained on the north (part), east and south by existing residential development. It is near the services and amenities due to its central location within the village. Site is located within an area identified for CS Targeting for Lapwing although unlikely to be suitable due to the grazing of horses. Almost a third of the site is at Low Risk of surface water flooding and this may reduce the developable area taking into account the need to deliver SuDS. 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. Backland development is uncharacteristic in this area which is strongly characterised by the frontage development along the High Street and St Marys Lane. Views of the Holy Trinity Church tower are visible over this site from PRowS to the northwest. The size and capacity of the site (as promoted for 65 dwellings) has potential to change the character of the area if the full site is developed, however a smaller allocation quantum may be appropriate for the NDP, and this may be consistent with the need to limit SuDS within surface water flood zones.
Site 13	Land at High Street, east of Railway	14- 29	potentially suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site well-related to the village of Dilton Marsh and in reasonably close proximity to the village amenities with very good access to the train station. There is potential for adverse amenity and noise impacts on a residential use due to the close relationship of the site with the elevated railway line to the western boundary.

				<ul style="list-style-type: none"> • The site is located within an area identified for CS Targeting for Lapwing although unlikely to be suitable due to the grazing of horses. • The site has good potential for access on the High Street, with good pedestrian connectivity into the village and the train station. • The site forms a component of the undeveloped gap between the villages of Westbury Leigh and Dilton Marsh that is susceptible to change and coalescence through the introduction of development, however a sizeable belt of land (including land in a flood plain) would remain along the Biss Brook / A3098 corridor. The site is in a prominent position due to location at the junction of High Street and Tanyard Way where the elevated railway line and Dilton Marsh Halt forms the backdrop.
Site 14	Land west of Railway, south of Fairwood Industrial Estate	20- 41	not currently suitable, available, and achievable	<ul style="list-style-type: none"> • Greenfield site remote from the existing settlement boundary and community facilities and services. • The railway line and commercial trading estate to the north of the site may give rise to sources of noise pollution and contamination on the site, as well as adverse amenity impacts for any future residents. The introduction of residential development in close proximity to the industrial uses to the north may impact on their future operation. • Access to the site is poor, under a railway bridge with narrow entrance, which may not be suitable for traffic associated with the development of greenfield land. There are no segregated footways along part of Fairwood Road meaning pedestrian connectivity is poor. • The site is well enclosed by vegetation with limited views from the wider landscape, however, a public footpath crosses the site.
Site 15	Land at Fairwood Road, north of Industrial Estate	34-68	not currently suitable, available, and achievable	<ul style="list-style-type: none"> • Greenfield site remote from the existing settlement and community facilities and services with poor connectivity to Dilton Marsh. Development of the site would read as an extension of Penleigh which would not accord with the spatial principles to direct growth to the Large Village. • The site comprises arable fields however may have some ecological value in the field margins and boundaries. • The railway line and commercial trading estate to the south of the site may give rise to sources of noise pollution and contamination on the site, as well as adverse amenity impacts for any future residents.

				<ul style="list-style-type: none"> The site is relatively exposed in the landscape and is situated on higher ground. The site has a strong connection with the open countryside to the north and west with views into the site from the surrounding PRoWs. The current availability of the site for residential development has not been confirmed as the site was not submitted within the Call for Sites. Engagement with the landowner is recommended.
Site 16	Land at Fairwood Road and Brook Drove	36-72	not currently suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site remote from the existing settlement and community facilities and services with poor connectivity to Dilton Marsh. Development of the site would not accord with the spatial principles to direct growth to the Large Village. The site is identified as being within the Network Enhancement Zone and field margins may contain some ecological value. The site has an existing access from Fairwood Road, however there are no footpaths and no pedestrian connectivity to the village. The site has a strong agricultural character and development would have an adverse landscape impact and would significantly change the character of this part of the village.
Site 17	Land at Fairwood Road and Penleigh	3-6	not currently suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site remote from the existing settlement boundary and community facilities and services with poor connectivity to Dilton Marsh. Development of the site would read as an extension of Penleigh which would not accord with the spatial principles to direct growth to the Large Village. Access to the site can be taken from Fairwood Road however there is no pedestrian connectivity via the road. The site contains a number of significant trees to the eastern boundary which are important features in the landscape and may limit the capacity of the site.
Site 18	Land at High Street and St Marys Lane Junction	6-12	potentially suitable, available, and achievable.	<ul style="list-style-type: none"> Greenfield site located within the settlement boundary in very close proximity to the services and amenities in the village. Existing access is possible from the High Street, St Marys Lane junction, and there is good pedestrian connectivity. Development of the site has potential to impact and harm the setting of the Grade II Listed building and significance of the open setting. Given this, development to the rear of the site only may be more appropriate given the heritage impacts thereby restricting development to the south and east of the

				building. There may be scope for a small-scale development to the rear of the building, subject to heritage advice.
Site 19	Land south of Stormore	115-230	not currently suitable, available, and achievable	<ul style="list-style-type: none"> • Greenfield site situated outside the settlement boundary and is some distance from the services and facilities within the village. • The site is located within an area identified for CS Targeting for Lapwing and is adjacent to Chalcot Wood and Black Dog Woods North broadleaved ancient woodlands. The site also contains the Farmers Hill, Dilton Marsh County Wildlife Site area of neutral grassland. • Access to the site is poor and unsuitable for any intensification of the site. • The site exhibits high sensitivity in terms of landscape and visual amenity. Development of the site would significantly change the character of the village, being a large tract of agricultural land with a strong connection to the wider countryside surrounding the village.
Site 20	Land at the Hollow	79-158	not currently suitable, available, and achievable	<ul style="list-style-type: none"> • Greenfield site adjacent to the settlement boundary, however, is relatively distant from the services and facilities of the village. • The site is located within an area identified for CS Targeting for Lapwing and contains Grade 2 Agricultural Land. • Existing access to the site is via a single-track lane within a 60mph zone, visibility is limited up The Hollow. An access on this road would likely result in adverse highway impacts. Alternative access on Tower Hill would be detached from the settlement and built-up area and would urbanise the wider landscape to the south of the Parish. • There are no pedestrian footpaths along this lane, and it would not be possible to provide a connection to the nearest segregated footway. • The site exhibits high sensitivity in terms of landscape and visual amenity. The site occupies a prominent position in the landscape due to the topography and development of this site would significantly change the character of this part of the Parish.
Site 21	Former Leather Works	1	not currently suitable, available,	<ul style="list-style-type: none"> • Greenfield site not connected to the Dilton Marsh built up area and would consolidate a small component of the gap between Dilton Marsh and Westbury Leigh. • The site comprises woodland and is located within flood zone 2.

			and achievable	<ul style="list-style-type: none"> No existing access to the site within the Parish extents, this would need to be taken from the existing development in Westbury Leigh. Poor connectivity for pedestrians who would have to cross the A3098. Size of site may be unlikely to accommodate more than 1 dwelling, which is below the minimum size of site for consideration in the NDP.
Site 22	Land south of Clivey	75 - 100	potentially suitable, available, and achievable.	<ul style="list-style-type: none"> Greenfield site adjacent to the settlement (and settlement areas of Red Pits, Stormore and Clearwood) however is some distance from the services and facilities within the village situated to the east. There is a pending outline planning application on the site for up to 100 homes confirming the availability of the site and viability of development. The evidence submitted with the application outlines why a greater capacity would not be achievable. Development at the upper end of the capacity would be in excess of the indicative requirement for Dilton Marsh. The site is located within an area identified for CS Targeting for Lapwing and is also within a network enhancement and expansion zone. There is potential for sources of odour or other pollution due to the proximity with the Waste Water Treatment Works that may reduce the developable area. Access to the site is possible from Clivey (B3099) however there is currently poor pedestrian connectivity beyond Red Pits. There is potential to connect to the existing footway to the east of the site via the highway verge. The site comprises two agricultural fields to the south of the B3099 that are open with rising topography to the east and south east. The northern parts of the site are exposed to views on Clivey. Owing to its situation and topography, the site maintains relatively little inter-visibility with the main central portion of the village and the development would be outward-looking with the access point detached from the edge of the settlement. The development has the potential to significantly change the western end of the village that has retained a largely linear character along the roads.
Site 23	Land at 34 Petticoat Lane	11 - 22	potentially suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site within the built-up area of the village, with part of the site included within the settlement boundary. It is well located to local services and facilities in Dilton Marsh. There is potential source of noise pollution from the adjacent social club to be assessed and mitigated if the site is developed for residential use.

				<ul style="list-style-type: none"> Petticoat Lane is of narrow varying widths with intermittent sections of footway. The capacity of the highway network on Petticoat Lane may limit the number of movements and the density. The site is well contained by established boundaries and reads as part of the built up area compared to the wider landscape to the south with low landscape and visual sensitivity. The current availability of the site for residential development has not been reconfirmed within the Call for Sites but remains within the Wiltshire SHELAA Engagement with the landowner is recommended.
Site 24	Land west of West Wiltshire Trading Estate	293-586	not currently suitable, available, and achievable	<ul style="list-style-type: none"> Greenfield site remote from an existing settlement and distant from the community services and facilities in the village. Development would not accord with the spatial principles to direct growth to the Large Village. Site contains Grade 3a Agricultural land, and an area of deciduous woodland with field hedgerows, and supports long distance views across the agricultural countryside. The site has high sensitivity for landscape and visual change. The site is detached from highway networks, and this may present a challenge to deliver a viable highway connection. Most of the site is subject to an existing planning application for a 29MW Solar farm, therefore it may not be available for a residential development within the plan period. Development of this isolated site would significantly change the character of the Parish and would result in a separate settlement with potential adverse impacts on the setting of the nearby Scheduled Monument.

Table 4.2 Summary of site assessments – Community use sites

Site Ref	Site name	Proposed use	RAG rating	Justification
Site 11	Land south of Whitecroft	Community allotments	suitable, available, and achievable	The site has good accessibility and connectivity to the village and there are no environmental, physical or landscape constraints that would prevent the use of this land for community allotments.

Table 4.3 Summary of site assessments – Commercial sites

Site Ref	Site name	Floorspace capacity	RAG rating	Justification
Site 5	Land at Fairwood Industrial Estate	4000sqm	suitable, available, and achievable	<ul style="list-style-type: none"> The Brownfield site is detached from the existing built-up area and majority of community facilities and services; however, it is currently in use as a trading estate and has been used for commercial purposes for over 50 years. It is considered that there is potential for an intensification of the existing site subject to protecting areas of ecological value. The eastern side of the trading estate does not form part of this site but remains a working Farrier and Car business, an intensification of the commercial use of this site would therefore be compatible with the surrounding uses. Access to the site is poor, under a railway bridge with narrow entrance, which may limit the use and intensification of the site and amount of HGV vehicles that can gain access. The site is well enclosed and contains existing development, therefore the landscape impact would be limited. Planning History demonstrates suitability of additional buildings on the site as permission was granted for the development of light industrial workshops, it is understood that this permission was not implemented.
Site 14	Land west of Railway, south of Fairwood Industrial Estate	6,800sqm	not currently suitable, available, and achievable	<ul style="list-style-type: none"> The Greenfield site is remote from the existing settlement boundary and community facilities and services. However, the site sits adjacent to the existing Fairwood Industrial estate and therefore commercial use on this site could be compatible with the surroundings. Access to the site is poor, under a railway bridge with narrow entrance, which may not be suitable for a more intense use, through the development of this site. The site is well enclosed by vegetation with limited views from the wider landscape, however the introduction of development would erode the recreational value of the public footpath extending from the existing Trading Estate to Fairfield Farm College, the north of the site would therefore not be suitable for development.

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

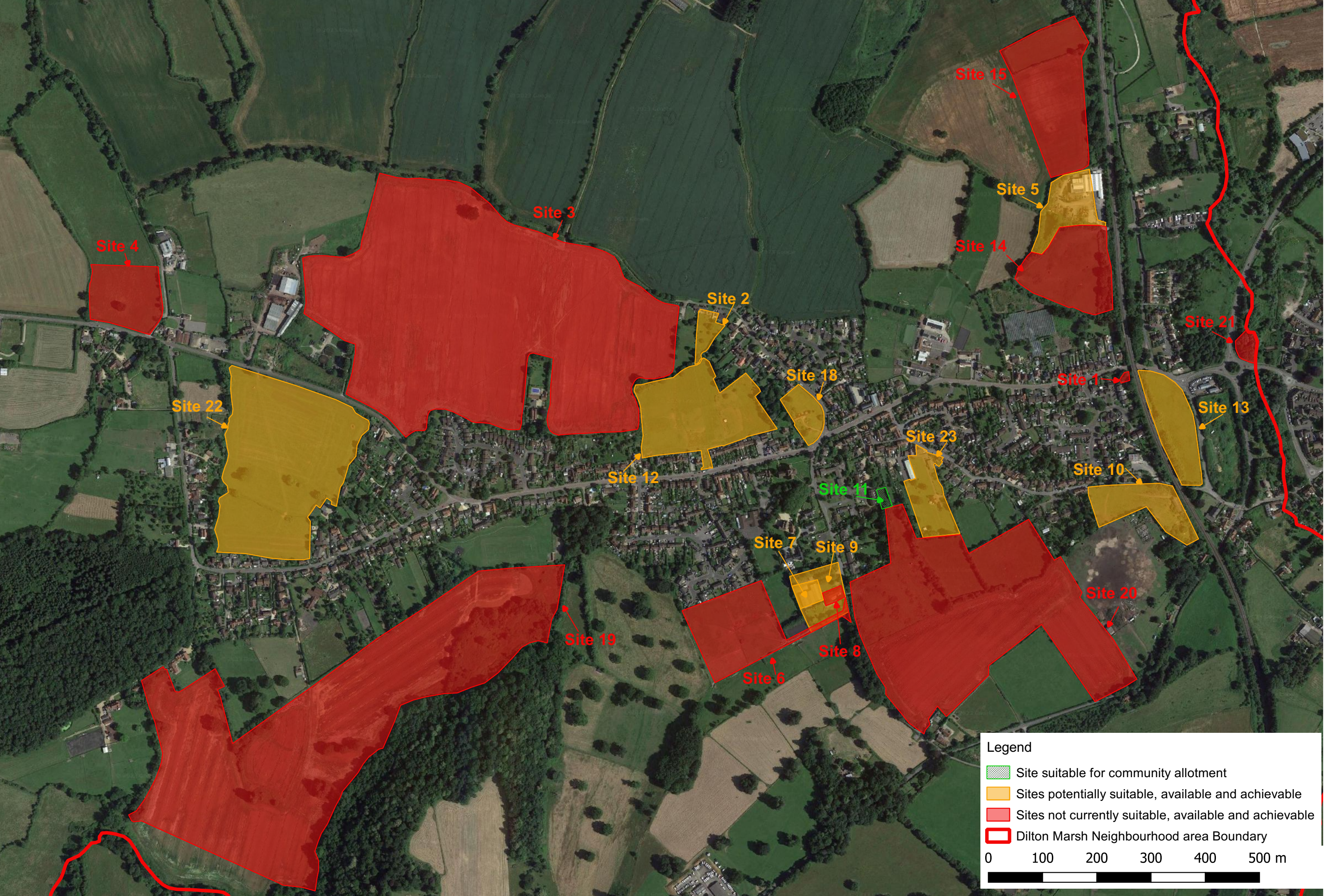


Figure 4.2 Site assessment results for residential and community uses (Page 2)

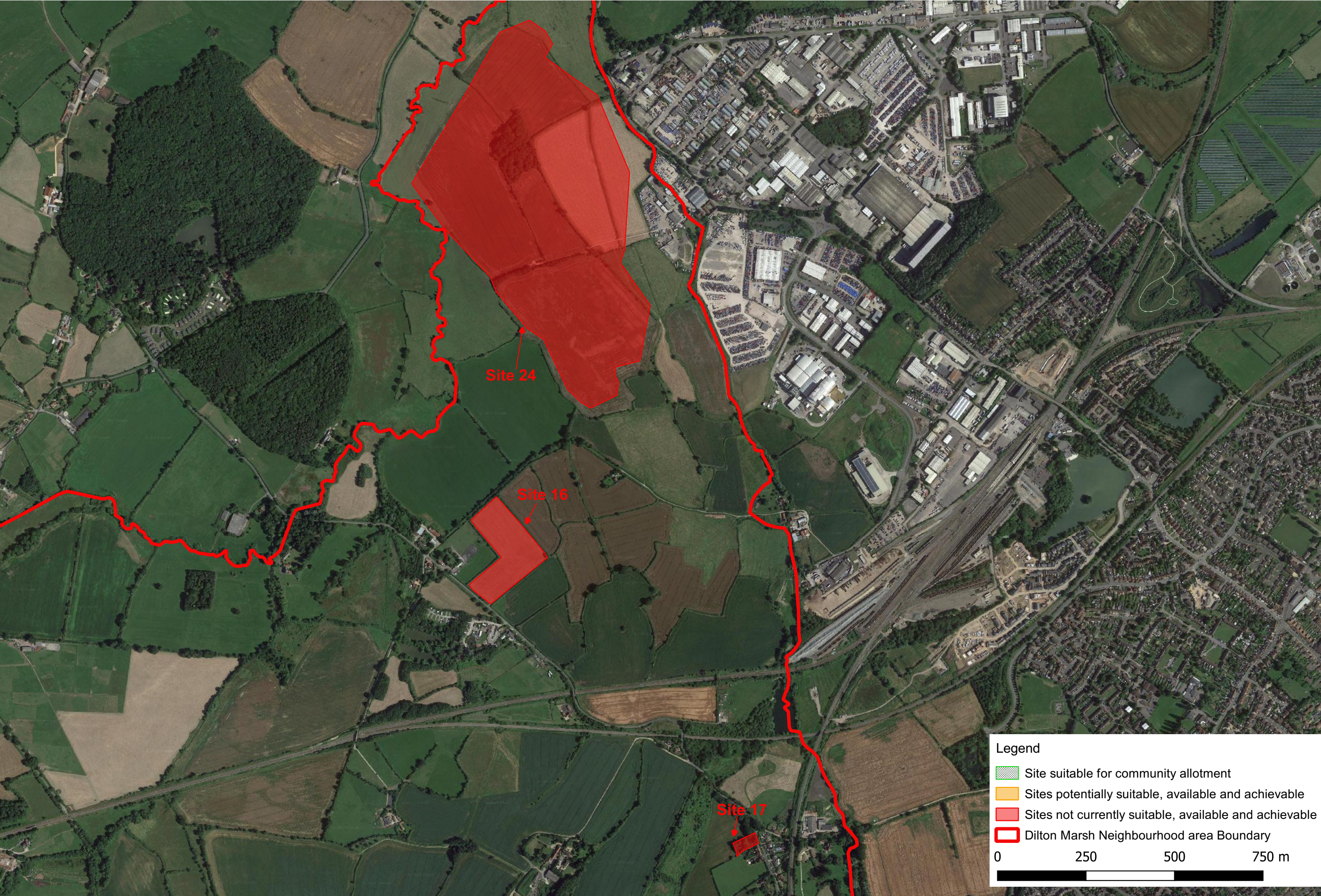


Figure 4.3 Site assessment results for commercial uses



5. Conclusions

- 5.1. A total of 24 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, community, or commercial / industrial use. The outcome of this exercise has been summarised above in tables 4.1 to 4.3.

Housing Sites

- 5.2. The assessment has concluded that there are no sites currently identified in the Dilton Marsh 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 2 - Land to the rear of 14 St Marys Close
 - Site 5 - Land at Fairwood Industrial Estate
 - Site 7 - Barn at Five Farthings Farm
 - Site 9 - Five Farthings Farm
 - Site 10 - Land to the south of Petticoat Lane
 - Site 12 - Land north of High Street
 - Site 13 - Land at High Street, east of Railway
 - Site 18 - Land at High Street and St Marys Lane Junction
 - Site 22 - Land south of Clivey
 - Site 23 - Land at 34 Petticoat Lane
- 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, landscape sensitivities, access constraints and amenity considerations. These are sites 1, 3, 4, 6, 8, 14, 15, 16, 17, 19, 20, 21, and 24.
- 5.5. Site 3, as submitted, is unsuitable due to its size and potential to significantly change the character of the village. However, it is considered that a more limited scale of development, towards the southwest of the site and along the frontage with Clivey, may have some potential for residential development, subject to resolving other constraints. Evaluation of a smaller scale proposal can be explored as part of the community and stakeholder engagement on these housing options.
- 5.6. 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.

²³ In line with WCS Core Policy 43.

Community Use Sites

- 5.7. Site 11 has been found to be suitable, available, and achievable for allocation as a community allotment within the Dilton Marsh Neighbourhood Plan.

Commercial Sites

- 5.8. From the 2 sites assessed for their potential as commercial allocations, it has been found that site 5 is suitable, available, and achievable for an intensification of its current use as part of the Fairwood Trading Estate, subject to resolving constraints regarding access, ecology, and amenity impacts. Site 14 was found to not currently be suitable, on the basis of access constraints and landscape impacts, particularly in relation to the Public Right of Way.

Next Steps

- 5.9. This assessment forms only the first step in the consideration of potential site allocations for the Dilton Marsh Neighbourhood Plan.
- 5.10. 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 Dilton Marsh, 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.
- 5.11. Technical input should be sought where necessary to assist the site selection process.
- 5.12. 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 Dilton Marsh 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/>

Appendix 1: Site Assessment Proformas

Sites considered for Housing Allocation

Site 1 – Land at 9 Clay Close

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 1: Land at 9 Clay Close
Site Address / Location	Land at 9 Clay Close, BA13 4DU
Gross Site Area (Hectares)	0.025
SHELAA Reference (if applicable)	n/a
Existing land use	Garden Land
Land use being considered	Residential – Starter homes or sheltered housing for older people
Development capacity (as proposed by Landowner in CfS or SHELAA)	2
Site identification method / source	Neighbourhood Plan Call for Sites

<p>Planning history</p>	<p>15/12584/FUL – Proposed new dwelling and vehicle access. Refused 18.03.2016 Refused for the following reasons:</p> <ol style="list-style-type: none"> 1. Vehicles resulting from the proposed development by entering, leaving and standing within B3099 (a Class B Road) and the High Street, at a point where visibility from and of such vehicles would be restricted, would impede, endanger and inconvenience other road users to the detriment of highway safety. The proposed access lies in close proximity to the railway bridge and the visibility of a vehicle exiting the proposed site would be impeded by traffic coming from under the bridge. The exiting from the access is not a suitable connection to the highway which is safe for all road users 2. The proposed new dwelling through its position, mass, height, scale and design being sited within close proximity of neighbouring garden and dwelling of 7 Clay Close would result in an unacceptable form of development due to its domineering and intrusive impact and overshadowing effect upon the occupiers on the neighbouring property which would adversely affect the enjoyment of their amenity area and dwelling. It is also considered to appear at odds with the existing character and appearance of the area. <p>W/12/01086/FUL – Proposed erection of a two storey 3-bedroom dwelling house. Refused 03.08.2012</p>
<p>Neighbouring uses</p>	<p>Residential to the north, south and west. Railway line to eastern boundary</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 – site is within the 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) 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>	No – identified within wider area of Priority Habitat for CS targeting for Lapwing, however the site does not comprise farmland or grassland habitat suitable for Lapwing
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	Yes – Railway line immediately to the east of the site, however noise concerns were not raised as an issue in planning history.
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	No – 2016 refused scheme raised highways concerns that access would not be suitable from the High Street.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	Yes – Pedestrian access would be possible from Clay Close
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes – Cycle access would be possible from Clay Close
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	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	Yes, adjacent – dense vegetation to the northeast boundary with the railway line, and to the northwest boundary	
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	Wessex water sewer under part of site confirmed by landowner	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	<400m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	<400m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 enclosed and lies within the existing built-up area. Impacts on landscape character will be limited by the nature of the site.</p> <p>Site is within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills 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>Site is well enclosed and lies within the existing built-up area, so any development would be seen in conjunction with the village. Screened by existing vegetation, meaning impacts on visual amenity will be limited to the immediate environs only.</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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	n/a
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield (residential garden land in a built-up area)
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	Within
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 – promoted through 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.	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.

Section 5: Conclusions	
What is the estimated development capacity of the site?	1
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	n/a
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	not currently suitable, available and achievable No
Summary of justification for rating	<p>The Greenfield site is located within the settlement boundary of Dilton Marsh. It has good proximity to the community services and facilities and the train station.</p> <p>Vehicle access has previously been found unacceptable onto the High Street by Wiltshire Council, meaning no vehicle access is possible onto the site. A car free development would be needed which is not in accordance with the policies of the Wiltshire Core Strategy or Parking Standards.</p> <p>The planning history also highlights potential for amenity impacts, although there is always scope for an alternative scheme to be prepared.</p> <p>The site is well enclosed by significant vegetation and has no landscape impact.</p> <p>Size of site is unlikely to accommodate more than 1 dwelling, which is below the minimum size of site for consideration and the site is therefore unsuitable for allocation in the NDP, furthermore the planning history provides no comfort that the land is suitable. The development of the site as a windfall can continue to be pursued by the promoter through the normal planning application process due to the location within the Settlement Boundary</p>

Site 2 – Land to the rear of 14 St Marys Close

Section 1: Site Details	
	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 2: Land to the rear of 14 St Marys Close
Site Address / Location	14 St Marys Close, Dilton Marsh, BA13 4BL
Gross Site Area (Hectares)	0.266
SHELAA Reference (if applicable)	1038
Existing land use	Greenfield
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	2 – 12 dwellings
Site identification method / source	Neighbourhood Plan Call for Sites / SHELAA Site 1043
Planning history	No Planning History
Neighbouring uses	Residential and 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	Unknown – Grade 3, subgrade unknown, however the land is not in active agricultural use.
<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>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	Yes – access would be achievable to St Mary's Lane, which is used for existing residential properties. Single lane road that may not be suitable for intensive development.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	Yes – however nearest footpath on St Marys Lane is approx. 130m away. Pedestrian access until this point would be via the narrow lane.
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes - access would be achievable to St Mary's Lane, which is used for existing residential properties

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	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. This can be measured using Google Maps.		
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	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	400-1200m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 is well enclosed by residential development fronting St Marys Lane reducing the intervisibility. Contains some landscape features (trees and hedgerows) that could be retained.</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>Development would result in backland development which is uncharacteristic within this part of the village. Views into the site would be visible from DMAR5 to the west of the site as well as from the surrounding residential properties.</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 – 6/8 St Marys Grade II Listed is in close proximity to the east</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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield – residential garden land in built up area
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	Adjacent to and connected – existing house and garage is within the settlement boundary; however, the garden is not.
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.	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 – access to the rear of the existing dwelling may require demolition of the existing garage.

Section 5: Conclusions	
What is the estimated development capacity of the site?	3 - 7
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable <p>Are there any known viability issues? Yes/ No</p>	<p>potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The Greenfield site adjoins the settlement boundary and currently comprises of a residential garden. However, it is relatively distant from community, recreation and sustainable transport facilities.</p> <p>Access to the site is unconfirmed and may require the demolition of an existing building, or part. St Marys Lane is single width in the vicinity of the site and this may limit the capacity of any development.</p> <p>The site is well enclosed along the frontage however development here would result in backland development which would be uncharacteristic of this area and may affect the setting of a nearby listed building. There are some views into the site from public footpaths to the west.</p>

Site 3 – Land at Bremeridge Farm

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 3: Land at Bremeridge Farm, Clivey
Site Address / Location	Bremeridge Farm, Clivey (B3099), Dilton Marsh, BA13 4BQ
Gross Site Area (Hectares)	22.26
SHELAA Reference (if applicable)	3270
Existing land use	Agricultural
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	500
Site identification method / source	Neighbourhood Plan Call for Sites / SHELAA Site 3270
Planning history	No Planning History
Neighbouring uses	Agricultural, Residential, sewage treatment works

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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 – approximately 10% of site subject to low surface water flooding and 3% medium 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>Unknown – 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 – site comprises arable fields however margins and field boundaries may be of ecological value</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	<p>No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.</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 – western part of the site is within the buffer zone for the Waste Water Treatment Works.</p>
Physical Constraints	
<p>Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown</p>	<p>Yes – Access could be possible only from the B3099 to serve the wider site as St Mary's Lane is of limited width.</p>
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	<p>Yes - The footway on the south side of the High Street terminates at Red Pit and in close proximity to the site frontage onto the B3099. Other recreational pedestrian access opportunities may exist from St Mary's Lane and the rights of way network that crosses the site.</p>
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	<p>Yes - Access could be possible from St Marys Lane or the B3099</p>

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	Yes – DMAR4 and DMAR5 run through the centre of the site and the recreational value of these routes may be impacted by development.	
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. This can be measured using Google Maps. <u>NB – measurements have been made from St Marys Lane</u>		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	400-1200m
Train station	<400m/ 400-1200m/ >1200m	1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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>Site is very open with strong agricultural character which preserves the rural character of the north of the village. Development would significantly extend the village to the north, and so most of the site could not accommodate any development without adverse impacts on the landscape, there may be opportunities for a smaller part of the site to be developed to the south and south west.</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 forms a strong agricultural character to the north of the village and defines the edge of the village leading out the west. The site lies on higher ground meaning there would be significant views of development on the site, particularly from the north and west. There are also long-distance views from the PRoWs within the site out to all directions, including attractive views towards the village, Church and the Chalcot House parkland. Development would be visually intrusive.</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>WWLP Policy U5 Sewage Treatment Works Buffer Zones – western part of the site is within the STW buffer zone. Policy states that housing development will not be permitted within these zones where the proposed development cannot reasonably co-exist in proximity to a STW.</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>Yes</p>
Section 3: Assessment of Availability	
<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>

Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	150 dwellings in 0-5 years, remainder in 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.	No
Section 5: Conclusions	
What is the estimated development capacity of the site?	167 - 334

What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-10 years
Other key information	
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	not currently suitable, available and achievable No
Summary of justification for rating	<p>The Greenfield site is located outside of, but adjacent to the settlement boundary. It is relatively distant from the services and amenities of the village.</p> <p>The site comprises arable fields however may have some ecological value in the field margins and boundaries. The agricultural land is located within an area identified for CS Targeting for Lapwing. Western part of the site is not suitable for development due to the STW buffer zone.</p> <p>Access could be possible only from the B3099 to serve the wider site as St Mary's Lane is of limited width. There are opportunities to provide pedestrian connectivity to the existing footpath networks.</p> <p>The site is entirely undeveloped and forms the northern boundary of the village, which is an important part of the open aspect here. Long distance views of the site are visible and development of the entire site would cause unacceptable landscape harm and reduce the recreational value of the rights of way crossing the site that provide attractive views back towards the village, Church and the Chalcot House parkland.</p> <p>Due to the site size and capacity, development of the whole site, as has been submitted, would not be suitable as it has the potential to significantly change the character of the area. Limited scale development towards the southwest of the site, along the frontage with Clivey and close to Shepherds Mead, may be more appropriate for the purposes of the Neighbourhood Plan, subject to resolving constraints. A smaller scale development could be re-assessed and this may change the ranking..</p>

Site 4 – Land west of Clivey Gate Tollhouse

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 4: Land west of Clivey Gate Tollhouse
Site Address / Location	Clivey Gate Tollhouse, Dilton Marsh, BA13 4BB
Gross Site Area (Hectares)	1.44
SHELAA Reference (if applicable)	n/a
Existing land use	Greenfield
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	9 to 15
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No Planning History
Neighbouring uses	Residential and 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>Medium Risk – 18% of site is covered by medium risk of surface water flood risk. 50% at low risk.</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>	<p>No – Grade 4</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 - Site within the wildlife Network expansion zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.</p>
<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 – proximity to waste water treatment works.</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 – existing access onto B3099 Clivey</p>
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p>	<p>No – the nearest footpath is approximately 540m away at the junction of Clivey and Red Pit.</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>


Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown	Yes, within - large tree within centre of plot and along site boundaries	
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No – However Bridleway to the 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	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. This can be measured using Google Maps.		
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	>800m
Cycle Route	<400m/ 400-800m/ >800m	>800m
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 The site is internally open and is currently an open part of the village entering from the west. This plays an important part in preserving the rural character of this part of the village. The site is currently isolated from the settlement boundary and development would extend the built form of the village to the west. Site is immediately adjacent to The Chapmanslade Greensand ridge SLA, so impact on setting must be considered. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.	

<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 very open, with short views into it from neighbouring properties to the south and east. Longer distance views are also visible from Clivey, screened only by the low-level hedges.</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 – Clivey Gate Cottage, immediately to the east of the site is Grade II Listed. The cottage is a former toll cottage and sits as a prominent feature in splendid isolation, particularly in views from the west. Development would introduce built form into this sensitive view that cannot be mitigated.</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>n/a</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>

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?	17 - 34

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 suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	not currently suitable, available and achievable No
Summary of justification for rating	<p>The Greenfield site is remote from existing built-up area and settlement boundary and is distant from the community services and facilities in the village. Development would not accord with the spatial principles to direct growth to the Large Village.</p> <p>A significant proportion of the site is at risk from surface water flooding where new development should be steered towards land at lower risk from flooding. Site is also within the Wildlife Network Expansion Zone</p> <p>There is an existing vehicle access to the site from Clivey however there is very poor connectivity to the village for pedestrians along the direct route via Clivey.</p> <p>The site is an area of flat open agricultural land which plays an important part in preserving the rural scene. The site is located to the west of the Grade II Listed 'Clivey Gate Cottage' and forms an important component of its open and undeveloped agrarian setting of this former toll cottage that stands as a prominent feature in the countryside.</p>

Site 5 – Land at Fairwood Industrial Estate

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 5: Land at Fairwood Industrial Estate
Site Address / Location	Units 1 – 6 Fairwood, Dilton marsh, BA13 3SW
Gross Site Area (Hectares)	0.99
SHELAA Reference (if applicable)	n/a
Existing land use	Industrial Trading Estate (active use)
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	36 dwellings
Site identification method / source	Neighbourhood Plan Call for Sites

<p>Planning history</p>	<p>W/76/00315/HIS - Use of part of existing workshop for manufacture of fishing nets. Approved 10.05.1976.</p> <p>W/77/00280/HS – 5 new warehouses and demolition of 1 existing unit (outline). Refused 01.07.1977.</p> <p>W/79/01160/HIS - Two workshops and caretakers flat (outline). Withdrawn 01.12.1979.</p> <p>W/80/00154/HIS - Construction of second storey extension to provide living accommodation and offices. Approved 18.03.1980</p> <p>W/80/00334/HIS – erection of two industrial units. Approved 28.04.1980.</p> <p>W/83/00335/FUL - Starter industrial units - light industrial use. Withdrawn 08.04.1983.</p> <p>W/85/01404/FUL - Change of use to car breaking and metal scrap yard. Approved 18.02.1986.</p> <p>W/86/00162/FUL - Light industrial workshops. Approved 08.07.1986.</p> <p>W/87/01036/FUL - Light commercial workshops - revised layout. Approved 01.09.1987</p> <p>W/91/00834/FUL – Light commercial workshops – renewal, Approved 13.08.1991.</p>
<p>Neighbouring uses</p>	<p>Agricultural, Commercial to east</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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	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>	No (brownfield land)
<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>	Yes – The southwest corner contains a pond that may support protected species.
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<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>	Yes – railway line immediately to the east of the site. Trading Estate with commercial uses to the east of the site.
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>	Yes – access to the site is under a low railway bridge that is of restricted width but serves a brownfield site in active use
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p>	No – no footpath from site to No.23 Fairwood road. Narrow verge indicates no opportunity to create pedestrian access to site that may already generate some pedestrian movements
<p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p>	Yes – cycle access can be achieved along the road.
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	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	Yes – current commercial use	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	<400m
Primary School	<400m/ 400-1200m/ >1200m	>1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 contains very limited landscape features and comprises existing industrial 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>Low sensitivity</p> <p>The site is well enclosed by significant vegetation at the boundaries and there is limited intervisibility 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>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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	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.
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	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 –however site is in active use and current status of occupation of the industrial units 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 redevelopment not explored.

Section 5: Conclusions	
What is the estimated development capacity of the site?	12 - 24
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	unknown
Other key information	Part of the trading estate is under different ownership and this smaller eastern part has not been put forward for development, therefore assumed neighbouring commercial uses will remain.
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	is potentially suitable, available and achievable. No
Summary of justification for rating	<p>The Brownfield site is detached from the existing built-up area and settlement boundary and majority of community facilities and services. Developable area would reduce to take into account the pond to the south west.</p> <p>The proximity of the railway line and wider commercial activities adjacent to the site (the eastern part of the Industrial Estate is excluded from Site 5) 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>Access to the site is poor, under a railway bridge with narrow entrance, which may not be suitable for a more intense use and movements. There are no segregated footpaths on part of Fairwood Road meaning pedestrian connectivity is poor.</p> <p>The site is well enclosed and contains existing development, therefore the landscape impact would be limited.</p> <p>Site is in active use as part of the trading estate and redevelopment of the site would result in the loss of commercial land within the Parish.</p>

Site 6 - Land south of Woodland View

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 6: Land south of Woodland View, Five Farthings Farm, The Hollow
Site Address / Location	Five Farthings Farm, The Hollow, BA13 4BU
Gross Site Area (Hectares)	2.23
SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural/ Equestrian
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	10
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No planning history
Neighbouring uses	Agriculture, parkland, wood land 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>

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 - Priority Species for CS Targeting – Lapwing however land does not appear to be suitable for Lapwing due to it being grazed by horses.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping	Gently sloping or uneven
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	Yes – Potential points of connection may exist via The Hollow and Woodland View.
Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown	<p>Yes – nearest footpath along the Hollow is approximately 160m away. Single track lane with no grass verge to provide connectivity.</p> <p>Pedestrian connectivity could be explored through Woodland View and the PRow.</p>
Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown	Yes – cycle access can be achieved via 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	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	Yes – DMAR4 runs diagonally through the centre 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	Yes - Telephone line over site	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	400-800m
Cycle Route	<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>Site is within the Chapmanslade Greensand ridge SLA where development is only permitted where it is essential to the social and economic well being of the rural community. The site is an open area of paddocks with a footpath crossing the site, that forms the southern border of Woodland View and has a countryside character, that is part of the rural setting of the parkland / pastoral landscape to the west.</p> <p>Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills 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 is a PRow diagonally crossing the site. There are short views across the SLA from surrounding properties which are in close proximity to the site, as well as longer distance views from the surrounding PRow and parkland to the 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 – Dilton Marsh Junior School (Grade II listed) is north of the site, but unlikely to impact its setting. Potential impact on setting of Church tower.</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>Some impact, and/or mitigation possible – Loss of part of the open undeveloped setting of the Chalcot House parkland</p>

Planning Policy Constraints	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to	Adjacent to and 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	Adjacent to and 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.	Yes – a ransom strip exists between the site and Woodland View.
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	6-10 years – CFS states development could come forward in 2031/32.
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?	25 - 50
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 suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable 	Not currently suitable, available and achievable
Are there any known viability issues? Yes/ No	No
Summary of justification for rating	<p>The Greenfield Site is outside of but adjacent to the settlement boundary. The site is in reasonable distance to the community facilities and services.</p> <p>The site is located within an area identified for CS Targeting for Lapwing although unlikely to be suitable due to the grazing of horses.</p> <p>The proposed means of access from The Hollow is via a single lane track with poor visibility on this national speed limit section, with poor pedestrian connectivity to the village. Woodland View to the north of the site is under separate ownership, and a ransom exists along the boundary and there is presently no evidence that it would be available and viable to make this connection, that may provide a solution</p> <p>The site is within the Special Landscape Area as designated by the West Wiltshire Local Plan. The site is entirely undeveloped and supports views from the open countryside and PRowS into and out of the village giving a high degree of landscape sensitivity that is part of the setting of Chalcot House parkland. Due to the sloping of the site, it occupies a prominent position in the landscape.</p>

Site 7 – Barn at Five Farthings Farm

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 7: Barn, Five Farthings Farm, The Hollow
Site Address / Location	Five Farthings Farm, The Hollow, BA13 4BU
Gross Site Area (Hectares)	0.19
SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural/ Equestrian
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	3 (conversion of barn)
Site identification method / source	Neighbourhood Plan Call for Sites

Planning history	<p>W/87/01749/OUT – Agricultural Workers Dwelling and 12,000ft agricultural buildings and associated works, Refused 01.03.1988.</p> <p>W/88/01010/OUT –Erection of agricultural workers dwelling, agricultural buildings and associated yards and provision of parking bay withdrawn 06.01.1989.</p> <p>W/89/00426/FUL - Agricultural buildings/covered yard Approved 18.04.1989.</p> <p>W/93/01206/FUL – revised vehicular access. Approved 08.11.1993.</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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>	Unknown – grade 3 subgrade unknown
<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>	No – identified within wider area of Priority Habitat for CS targeting for Lapwing, however the site does not comprise farmland or grassland habitat suitable for Lapwing



Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown	No
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 farm exists from The Hollow
Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown	Yes – nearest footpath on the Hollow is approx. 100m away. Possibility to provide a connection could be explored.
Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown	Yes – cycle access can be achieved 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	No
Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown	Yes, adjacent
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	400-800m
Cycle Route	<400m/ 400-800m/ >800m	>800m
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. 	<p>Medium sensitivity</p> <p>Site is within the Chapmanslade Greensand ridge SLA where development is only permitted where it is essential to the social and economic well being of the rural community. Site comprises existing built form and is well enclosed by vegetation.</p> <p>Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills LCA.</p>	
Is the site low , medium or high sensitivity in terms of visual amenity? <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>Limited views into and out of the site due to the vegetation around the boundaries. The site already contains a large barn.</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
Are there any other relevant planning policies relating to the site?	
<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 to
<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 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

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 / / 6-10 years / 11-15 years.	0-5 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 - Development may require relocation of the existing stables and menage and this may impact on the viability of the conversion of the barn.
Section 5: Conclusions	
What is the estimated development capacity of the site?	3 - 5
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	
Other key information	
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	<p>potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The Greenfield / Brownfield site is outside of the existing settlement boundary however is in reasonable distance to the community facilities and services.</p> <p>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. The nearest segregated footpath is approximately 100m from the site to the north.</p> <p>The site is within the Special Landscape Area, however, comprises existing development and is well enclosed by existing vegetation, the landscape impact is therefore limited.</p>

Site 8 – Dwelling at Five Farthings Farm

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 8: Dwelling, Five Farthings Farm, The Hollow, Dilton Marsh
Site Address / Location	Five Farthings Farm, The Hollow, BA13 4BU
Gross Site Area (Hectares)	0.089
SHELAA Reference (if applicable)	n/a
Existing land use	Residential
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	5
Site identification method / source	Neighbourhood Plan Call for Sites

Planning history	<p>W/87/01749/OUT – Agricultural Workers Dwelling and 12,000ft agricultural buildings and associated works, Refused 01.03.1988.</p> <p>W/88/01010/OUT –Erection of agricultural workers dwelling, agricultural buildings and associated yards and provision of parking bay withdrawn 06.01.1989.</p> <p>W/89/00426/FUL - Agricultural buildings/covered yard Approved 18.04.1989.</p> <p>W/89/00929/REM – New Dwelling. Approved 11.07.1989.</p> <p>W/92/01265/FUL - Extensions and attached covered swimming pool. Approved 08.12.1992.</p> <p>W/93/01206/FUL – revised vehicular access. Approved 08.11.1993.</p> <p>W/03/00469/FUL – Two storey extension. Approved 13.05.2003</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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>S 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>	Unknown – grade 3 subgrade unknown
<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>	No – identified within wider area of Priority Habitat for CS targeting for Lapwing, however the site does not comprise farmland or grassland habitat suitable for Lapwing

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown	No
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 improved by opening up track to the Hollow
Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown	Yes – nearest footpath on the Hollow is approx. 100m away. Possibility to provide a connection could be explored.
Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown	Yes – cycle access can be achieved 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	No
Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown	Yes, adjacent
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	400-800m
Cycle Route	<400m/ 400-800m/ >800m	>800m
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. 	<p>Medium sensitivity</p> <p>Site is within the Chapmanslade Greensand ridge SLA where development is only permitted where it is essential to the social and economic well being of the rural community.</p> <p>Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills LCA.</p>	
Is the site low , medium or high sensitivity in terms of visual amenity? <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>Limited views into and out of the site due to the vegetation around the boundaries.</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
Are there any other relevant planning policies relating to the site?	
<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 to
<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 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

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 / / 6-10 years / 11-15 years.	0-5 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.	Yes – development would require demolition of existing dwelling
Section 5: Conclusions	
What is the estimated development capacity of the site?	1 to 2 dwellings. The suggested capacity of 5 dwellings on the 0.089-hectare site equates to 56dph which is far in-excess of the character of this rural edge site.

What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	
Other key information	Site would require demolition of existing dwelling
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	not currently suitable, available and achievable Yes – demolition of dwelling as confirmed by the landowner on-site
Summary of justification for rating	<p>The Greenfield site is outside of the existing settlement boundary however is in reasonable distance to the community facilities and services.</p> <p>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. The nearest segregated footpath is approximately 100m from the site.</p> <p>The site is within the Special Landscape Area, however, comprises existing development and is well enclosed by existing vegetation, the landscape impact is therefore limited.</p> <p>Development of the site would require the demolition of the existing large detached dwelling and the estimated capacity of the site for 1 to 2 dwellings is unlikely to be viable. However, the land could form part of a larger site, see Site 9 below</p>

Site 9 – Five Farthings Farm

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 9: Five Farthings Farm, The Hollow
Site Address / Location	Five Farthings Farm, The Hollow, BA13 4BU
Gross Site Area (Hectares)	0.88
SHELAA Reference (if applicable)	n/a
Existing land use	Mixed residential/ equestrian
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	8
Site identification method / source	Neighbourhood Plan Call for Sites

Planning history	<p>W/87/01749/OUT – Agricultural Workers Dwelling and 12,000ft agricultural buildings and associated works, Refused 01.03.1988.</p> <p>W/88/01010/OUT –Erection of agricultural workers dwelling, agricultural buildings and associated yards and provision of parking bay withdrawn 06.01.1989.</p> <p>W/89/00426/FUL - Agricultural buildings/covered yard Approved 18.04.1989.</p> <p>W/89/00929/REM – New Dwelling. Approved 11.07.1989.</p> <p>W/92/01265/FUL - Extensions and attached covered swimming pool. Approved 08.12.1992.</p> <p>W/93/01206/FUL – revised vehicular access. Approved 08.11.1993.</p> <p>W/03/00469/FUL – Two storey extension. Approved 13.05.2003</p>
Neighbouring uses	Equestrian 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>	Unknown – grade 3 subgrade unknown
<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 - Significant vegetation and a pond on the site which may have ecological value.</p> <p>Identified within wider area of Priority Habitat for CS targeting for Lapwing, however the site does not comprise farmland or grassland habitat suitable for Lapwing</p>

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown	No
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 farm exists from The Hollow
Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown	Yes – nearest footpath on the Hollow is approx. 100m away. Possibility for connection could be explored.
Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown	Yes – cycle access can be achieved 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	No
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	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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m / 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m/
Open Space / recreation facilities	<400m/ 400-800m/ >800m	400-800m
Cycle Route	<400m/ 400-800m/ >800m	>800m
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 is within the Chapmanslade Greensand ridge SLA where development is only permitted where it is essential to the social and economic wellbeing of the rural community. Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills LCA.	
Is the site low , medium or high sensitivity in terms of visual amenity? <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. 	Low sensitivity Limited views into and out of the site due to the vegetation around the boundaries.	

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
Are there any other relevant planning policies relating to the site?	
<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 to
<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 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

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 – viability of demolition not been assessed.
Section 5: Conclusions	
What is the estimated development capacity of the site?	11 - 22

What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	
Other key information	Existing barn and house would need to be demolished to accommodate redevelopment
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	<p>potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The Greenfield / Brownfield site is outside of the existing settlement boundary however is in reasonable distance to the community facilities and services.</p> <p>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. The nearest segregated footpath is approximately 100m from the site.</p> <p>The site is within the Special Landscape Area, however, comprises existing development and is well enclosed by existing 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 CfS submission proposes a capacity of 8 dwellings, however the site potentially offers the capacity to deliver between 11 to 22 dwellings. Clarification will be required from the landowner / promoter on the capacity of the development.</p>

Site 10 – Land to the south of Petticoat Lane

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 10: Land south of Petticoat Lane
Site Address / Location	Land to the south of Petticoat Lane, Dilton Marsh, BA13 4DU
Gross Site Area (Hectares)	1.28
SHELAA Reference (if applicable)	n/a
Existing land use	Agriculture
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	35 – to include open market, affordable rent, discounted market homes, shared ownership and starter homes.
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No relevant planning history.
Neighbouring uses	Residential and 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	No – Grade 4
<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>	Yes - Priority Species for CS Targeting - Lapwing
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	Yes – site is in close proximity to railway line on the eastern boundary.
Physical Constraints	
<p>Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p>	Steeply sloping – Notable levels difference between Petticoat Lane and the site
<p>Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown</p>	Yes – existing access to the north-east corner of the site onto Petticoat Lane, a single lane track.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	No – no segregated footway adjacent to the site and no opportunity to provide a connection to nearest footway due to narrow, single-lane track.
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes – cycle access could be achieved along petticoat lane.
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	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	Yes, adjacent	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	<400m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 rises steeply towards the south away from the existing built form of the village. Existing development along Petticoat Lane is largely situated to the bottom of the hill, this site would therefore be uncharacteristic of the surroundings. There are views of the Salisbury Plain across the site looking east from Petticoat Lane.</p> <p>Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills 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 in a prominent position along Petticoat Lane due to the sloping topography. Views of the site are visible from Petticoat Lane as well as Clay Close.</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 - Setting of listed dwelling at 9 Petticoat Lane to be given consideration in the NW corner of the site</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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield / A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to	Adjacent to and connected
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	Adjacent to and connected
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 - CFS form highlights some additional build costs due to topography

Section 5: Conclusions	
What is the estimated development capacity of the site?	15 - 30
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 suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	<p>potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The Greenfield site is adjacent to the settlement boundary and is reasonably close distance to the services and amenities of the village.</p> <p>The site is located within an area identified for CS Targeting for Lapwing.</p> <p>Petticoat Lane is narrow with limited passing places and potentially unsuitable for a development and intensification of movements. However, it is recognised that 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. There is potential for adverse noise and amenity impacts due to proximity to the rail line impacting the eastern part of the site.</p> <p>The site is large and visually open and occupies a prominent position in the landscape due to the sloping of the site offering views of the Salisbury Plain from the west that would be removed by development along the site frontage.</p>

Site 12 – Land north of High Street

Section 1: Site Details	
	 
Date Site Visited	17 th February 2023
Site Reference / Name	Site 12: Land north of High Street
Site Address / Location	Land to the North of 117 the High Street Dilton Marsh, BA13 4DP
Gross Site Area (Hectares)	3.04
SHELAA Reference (if applicable)	1008
Existing land use	Equestrian paddocks, Agricultural
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	65 to include 45 open market and 20 affordable units
Site identification method / source	Neighbourhood Plan Call for Sites / SHELAA Site 1008

Planning history	<p>W/80/00730/HIS - Residential development of 19 dwelling and retention of farmhouse as dwelling. Refused 19.08.1980</p> <p>W/80/00731/HIS - Residential development of 23 dwellings and retention of farmhouse as dwelling. Refused, 19.08.1980</p> <p>18/00463/OUT - Outline application with all matters reserved for the erection of 10. dwellings and access. Withdrawn 25.08.2018.</p>
Neighbouring uses	Residential and 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>	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 – 12% covered by medium surface water risk, however 32% covered by low risk. The submitted site plan relies on the location of some drainage features (SUDS) within areas at risk from surface water flooding which are unlikely to be feasible. This may impact the developable area.
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	Unknown – Grade 3, subgrade unknown
<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>	Yes - Priority Species for CS Targeting – Lapwing however land does not appear to be suitable for Lapwing due to it being grazed by horses.
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<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
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p>	Gently sloping or uneven

Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	Yes – access from the High Street via the gap between Nos.115 and 117 High Street	
Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown	Yes – Existing footpaths along the High Street can connect to the site via the access point	
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 and adjacent along the site boundaries	
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 - A powerline affects the western edge of the site	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	<400m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	<400m
Cycle Route	<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 is generally open with limited vegetation along the boundaries with the stream. The site forms part of the rural countryside to the north 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>The site is somewhat enclosed by existing residential development to the south and east. There are short distance views into the site from properties along the High Street and St Marys Lane. Longer distance views facing south, and south east are visible from the PRoWs to the west of the site that provide views of the linear village core, Church and the parkland to the south.</p> <p>Development would result in backland development in a part of the village that has a strong characteristic of single plot depth between Nos.73 and 155 High Street on the north side.</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 – Views of the Holy Trinity Church tower are available from the public rights of way to the north and west of the site.</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>Directly impact and/or mitigation not possible – The High Street on the north side between Nos.73 and 155 contains a range of terraces, cottages and former farmhouse which is a locally important group. There is a distinct linear and frontage settlement form that is distinct within the village core. A sizeable backland development would adversely impact this group in views from the proposed High Street access and views from the rights of way to the north and west.</p>

Planning Policy Constraints	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield / A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to	Adjacent to and connected
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	Adjacent to and connected
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	Yes – The promoted capacity for 65 dwellings is towards the upper end of density
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?	34 - 68
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	0-5
Other key information	
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	<p>potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The Greenfield site adjoins the existing settlement boundary and is contained on the north (part), east and south by existing residential development. It is in close proximity to the services and amenities due to its central location within the village.</p> <p>The site is located within an area identified for CS Targeting for Lapwing although unlikely to be suitable due to the grazing of horses. Almost a third of the site is at Low Risk of surface water flooding and this may reduce the developable area taking into account the need to deliver SuDS.</p> <p>The site has an existing access and provides good pedestrian connectivity to the village.</p> <p>The site forms part of the rural landscape to the north of the High Street. Backland development is uncharacteristic in this area which is strongly characterised by the frontage development along the High Street and St Marys Lane. Views of the Holy Trinity Church tower are visible over this site from PRowWs to the north west.</p> <p>The size and capacity of the site (as promoted for 65 dwellings) has potential to change the character of the area if the full site is developed, however a smaller allocation quantum may be appropriate for the NDP, and this may be consistent with the need to limit SuDS within surface water flood zones.</p>

Site 13 – Land at High Street, east of Railway

Section 1: Site Details



Date Site Visited	17 th February 2023
Site Reference / Name	Site 13: Land at High Street, east of railway station
Site Address / Location	Land at High Street, east of railway station, BA13 3SN
Gross Site Area (Hectares)	1.2
SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural grazing
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	20-25
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No planning history

Neighbouring uses	Railway line, Residential, Commercial
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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>

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 - Priority Species for CS Targeting – Lapwing however land does not appear to be suitable for Lapwing due to it being grazed by horses.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown	Yes – site immediately adjacent to the railway line, however there are other residential uses in proximity highlighting the impacts could be mitigated.
Physical Constraints	
Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping	Gently sloping or uneven
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	Yes - existing access from Petticoat Lane to the south of the site, adjacent to the railway line
Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown	Yes – existing footpaths along High Street which the site can connect to.
Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown	Yes – existing footpaths along High Street and cycle access 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	No	
Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown	Yes, adjacent	
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 – due to proximity of the railway line. Site is also adjacent to an area of historic landfill.	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	<400m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 part of a collection of undeveloped small, enclosed fields between the villages of Dilton Marsh and Westbury Leigh. The site is in a prominent position due to location at the junction of High Street and Tanyard Way where the elevated railway line and Dilton Marsh Halt forms the backdrop.</p> <p>Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills 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>Site is widely visibly from the High Street and Fairwood Road, and railway line. There is limited vegetation towards the north 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>
<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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to	Adjacent to and connected – separated from built up area and settlement boundary by railway line
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	Adjacent to and connected – separated from built up area and settlement boundary by railway line
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	Yes – development would erode part of the small undeveloped buffer situated between the villages of Dilton Marsh and Westbury Leigh and would be within the setting of the Biss Brook. However a variety of other fields and woodland will remain within the wider gap along the Biss Brook and A3098 corridor.
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?	14 - 29
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 suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	<p>potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The Greenfield site is well-related to the village of Dilton Marsh and is in reasonably close proximity to the village amenities with very good access to the train station.</p> <p>There is potential for adverse amenity and noise impacts on a residential use due to the close relationship of the site with the elevated railway line to the western boundary. Such impacts would need to be understood and mitigated; however, these are unlikely to preclude residential development due to the proximity of other residential uses close to the railway line.</p> <p>The site is located within an area identified for CS Targeting for Lapwing although unlikely to be suitable due to the grazing of horses.</p> <p>The site has good potential for access on the High Street, with good pedestrian connectivity into the village and the train station.</p> <p>The site forms a component of the undeveloped gap between the villages of Westbury Leigh and Dilton Marsh that is susceptible to change and coalescence through the introduction of development, however a sizeable belt of land (including land in a flood plain) would remain along the Biss Brook / A3098 corridor. The site is in a prominent position due to location at the junction of High Street and Tanyard Way where the elevated railway line and Dilton Marsh Halt forms the backdrop.</p>

Site 14 – Land west of Railway, south of Fairwood Industrial Estate

Section 1: Site Details



Date Site Visited	17 th February 2023
Site Reference / Name	Site 14: Land west of Railway and south of Fairwood Industrial Estate
Site Address / Location	Land west of Railway and south of Fairwood Industrial Estate
Gross Site Area (Hectares)	1.7
SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural grazing
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	20-30 dwellings
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No planning history
Neighbouring uses	Residential to the south, commercial/ industrial to the north, railway line immediately east.

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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	Unknown – Grade 3, subgrade unknown
<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>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	Yes – railway line immediately to the eastern boundary of the site. Commercial trading estate to the north of the site.
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	Yes – limited access under the railway bridge from Fairwood Road which is of restricted width and may not be suitable for intensification by the development of greenfield land.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	No – no footpath from site to No.23 Fairwood road. Narrow verge indicates no opportunity to create pedestrian access
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes – access could be achieved on Fairwood Road.
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	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	Yes, adjacent	
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes – Footpath DMAR13 runs through the north of the site	
Is the site likely to be affected by ground contamination? Yes / No / Unknown	Unknown due to proximity to commercial uses to the north	
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 lines cross the site.	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	<400m
Primary School	<400m/ 400-1200m/ >1200m	>1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 internally open and a pastoral field visually separate from built up areas however is well enclosed by existing vegetation to the boundaries, which provide a strong landscape feature.</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 of the site are fairly limited to the access point and within the site itself, along the PRow given the existing vegetation.</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>
<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>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?

No

Section 5: Conclusions

What is the estimated development capacity of the site?

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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)

- The site is suitable, available and achievable
- The site is potentially suitable, available and achievable
- The site is not currently suitable, available and achievable

not currently suitable, available and achievable

Are there any known viability issues?

Yes/ No

No

Summary of justification for rating

The Greenfield site is remote from the existing settlement boundary and majority of community facilities and services.

The railway line and commercial trading estate to the north of the site may give rise to sources of noise pollution and contamination on the site, as well as adverse amenity impacts for any future residents. The introduction of residential development in close proximity to the industrial uses to the north may impact on their future operation.

Access to the site is poor, under a railway bridge with narrow entrance, which may not be suitable for traffic associated with the development of greenfield land. There are no segregated footways along part of Fairwood Road meaning pedestrian connectivity is poor.

The site is well enclosed by vegetation with limited views from the wider landscape, however a public footpath crosses the site.

Site 15 – Land at Fairwood Road, north of Industrial Estate

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 15: Land at Fairwood Road, north of Fairwood Industrial Estate
Site Address / Location	Land at Fairwood Road, north of Fairwood Industrial Estate
Gross Site Area (Hectares)	3
SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural grazing
Land use being considered	Residential or commercial
Development capacity (as proposed by Landowner of SHELAA)	40-50 dwellings
Site identification method / source	Neighbourhood Plan Steering Group suggested site
Planning history	no planning history
Neighbouring uses	Commercial to the south, Agricultural, Railway line to the east.

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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	Unknown – Grade 3, subgrade unknown
<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>	Yes – site comprises arable fields however margins and field boundaries may be of ecological value
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	Yes – railway line immediately to the eastern boundary of the site.
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	Yes – there is limited access to the north of the site, off of Fairwood Road.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	No – no footpaths exist on Fairwood Road.
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes – there is limited access to the north of the site, off of Fairwood Road.
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown</p>	No

Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown	Yes, adjacent	
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes – DMAR15A runs to the northern boundary of the site and DMAR14 runs diagonally through the site.	
Is the site likely to be affected by ground contamination? Yes / No / Unknown	Unknown due to proximity to commercial uses to the south of the site	
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 lines run above the site	
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. This can be measured using Google Maps.		
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	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	>1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 relatively exposed in the landscape and is situated on higher ground. Development would extend the built form of the village significantly to the north. The site has a strong connection with the open countryside to the north and west given the availability of the access point in the far north east corner. Development of the site would read as an extension of Penleigh rather than Dilton Marsh.</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 visually open from the north, south and west. The site has short views from the PRoWs which run to the western boundary and through the site. Longer distance views into the village are visible from the top 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>
<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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
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	Yes – development of the site would result in a notable extension of built form that would consolidate the undeveloped gap between Penleigh and the village of Dilton Marsh
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 was put forward by Steering Group, however not submitted through CfS by landowner and therefore availability is not known.
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.	No

Section 5: Conclusions	
What is the estimated development capacity of the site?	34 – 68
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	n/a
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable 	not currently suitable, available and achievable
Are there any known viability issues? Yes/ No	No
Summary of justification for rating	<p>The Greenfield site is remote from the existing settlement boundary and community facilities and services with poor connectivity to Dilton Marsh. Development of the site would read as an extension of Penleigh which would not accord with the spatial principles to direct growth to the Large Village.</p> <p>The site comprises arable fields however may have some ecological value in the field margins and boundaries.</p> <p>The railway line and commercial trading estate to the south of the site may give rise to sources of noise pollution and contamination on the site, as well as adverse amenity impacts for any future residents.</p> <p>The site is relatively exposed in the landscape and is situated on higher ground. The site has a strong connection with the open countryside to the north and west with views into the site from the surrounding PRowWs.</p> <p>The current availability of the site for residential development has not been confirmed as the site was not put forward as part of the Call for Sites. Engagement with the landowner is recommended to establish the current position and whether the land could be confirmed as available and viable.</p>

Site 16 – Land at Fairwood Road and Brook Drove

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 16: Land at Fairwood Road and Brook Drove
Site Address / Location	Land at Fairwood Road and Brook Drove
Gross Site Area (Hectares)	3.19
SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural grazing
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No planning history
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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	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>	Unknown – Grade 3, subgrade unknown
<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 - Network Enhancement Zone 1/ Network expansion zone</p> <p>Site comprises arable fields, but field margins and boundaries 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 – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<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
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>	Yes – existing access to Fairwood Road.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p>	No – no footpaths along Fairwood Road
<p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p>	Yes – cycle access can be achieved from Fairwood Road
<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



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. This can be measured using Google Maps.		
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	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 has a strong connection with the open countryside and agricultural land that surrounds it, as well as a high degree of openness. There is limited built form in this area and development would be isolated from the existing settlement. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.	

<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, there are views into the site from Fairwood Road and the Bridleway to the northwest 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>Some impact, and/or mitigation possible - site is approximately 400m to the west of the Brook Farm Scheduled Ancient 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>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 – Isolated in the countryside where development would not accord with the NPPF</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	Outside and not connected to – significantly remote from settlement boundary
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	Yes – development of the site would significantly change character of this part of the village which is isolated from the main settlement and strongly characterised by agricultural land and limited residential development fronting Fairwood Road.
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?	36 - 72

What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable <p>Are there any known viability issues? Yes/ No</p>	<p>not currently suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The Greenfield site is remote from the existing settlement boundary and community facilities and services with poor connectivity to Dilton Marsh. Development of the site would not accord with the spatial principles to direct growth to the Large Village.</p> <p>The site is identified as being within the Network Enhancement Zone and field margins may contain some ecological value.</p> <p>The site has an existing access from Fairwood Road, however there are no footpaths and no pedestrian connectivity to the village.</p> <p>The site has a strong agricultural character and development would have an adverse landscape impact and would significantly change the character of this part of the village.</p>

Site 17 – Land at Fairwood Road and Penleigh

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 17: Land at Fairwood Road and Penleigh
Site Address / Location	Land at Fairwood Road and Penleigh BA13 4EA
Gross Site Area (Hectares)	0.22
SHELAA Reference (if applicable)	n/a
Existing land use	Greenfield/ garden land
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	W/87/00721/OUT – Erection of 2 dwellings. Refused 21.07.1987
Neighbouring uses	Residential to the south and east. 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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> <p>:</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>	Unknown – Grade 3, subgrade unknown
<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>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<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 – site is in fairly close proximity to the railway line, although separated by existing residential development
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>	Yes – existing access onto Fairwood Road.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p>	No – no existing footpaths along Fairwood Road
<p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p>	Yes – cycle access can be achieved via Fairwood Road
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	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	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	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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	>1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	>800m
Train station	<400m/ 400-1200m/ >1200m	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	>1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 landscape features a number of including mature trees. The site is adjacent to the existing built form however is isolated from the settlement of Dilton Marsh.</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>There are short distance views from adjacent properties on Fairwood Road and footpath DMAR11 to the northwest, however these are limited by the existing vegetation.</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>Adjacent to and connected – site is adjacent to the linear development along Fairwood Road however this is a separate settlement from Dilton Marsh</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 – significantly remote from the settlement boundary.</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>
Section 3: Assessment of Availability	
<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>Unknown - The land is presently occupied by the adjoining landowner; title to be investigated.</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 - 6
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 suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	not currently suitable, available and achievable
Summary of justification for rating	<p>The Greenfield site is remote from the existing settlement boundary and community facilities and services with poor connectivity to Dilton Marsh. Development of the site would read as an extension of Penleigh which would not accord with the spatial principles to direct growth to the Large Village.</p> <p>Access to the site can be taken from Fairwood Road however there is no pedestrian connectivity via the road.</p> <p>The site contains a number of significant trees to the eastern boundary which are important features in the landscape and may limit the capacity of the site.</p>

Site 18 – Land at High Street and St Marys Lane Junction

Section 1: Site Details



Date Site Visited	17 th February 2023
Site Reference / Name	Site 18: Land at High Street and St Marys Lane Junction
Site Address / Location	Land at 73 St Marys Lane, Dilton Marsh, BA13 4DP
Gross Site Area (Hectares)	0.51
SHELAA Reference (if applicable)	n/a
Existing land use	Residential
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No planning History
Neighbouring uses	Residential surrounding

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 – site is within the 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) 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>	No – identified within wider area of Priority Habitat for CS targeting for Lapwing, however the site does not comprise farmland or grassland habitat suitable for Lapwing
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	Yes – existing access on St Marys Lane / High Street
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	Yes – Existing footpaths connecting St Marys Lane and High Street
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes – Cycle access can be achieved on the roads.
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown</p>	No



Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown	Yes, adjacent	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	<400m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	<400m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	400-800m
Cycle Route	<400m/ 400-800m/ >800m	400-800m
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 The site is within the built-up area of Dilton Marsh however it forms an important area of open space around the designated heritage asset that has significance as part of the historic agrarian setting. This acts an important landscape feature along the High Street. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.	

<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 visible from the High Street, St Marys Lane, and public footpaths. Development of the site would significantly change the character of the area and setting of the existing building.</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 – 73 and 75 St Marys Lane is a Grade II Listed building in the centre of the site. Development within the setting of the listed building may not be compatible with the preservation of the setting of the former farmhouse that stands within a sizeable plot that is an attractive feature of the street scene. The open land around the former farmhouse evidences its former agrarian setting and this has significance to the setting of the asset. The south and east of the listed buildings are considered to be highly susceptible to new built form, however the rear may offer scope for a sensitive limited development subject to heritage advice.</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>Some impact, and/or mitigation possible – there are important views across the south and east of the site from footpath to the east of the site towards the Trinity Church Tower. Preservation of these views would limit the developable area.</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>

Are there any other relevant planning policies relating to the site?	West Wiltshire Local Plan Policy H18 'Areas of Minimum change' – the full site is designated as an area of minimum change under this policy
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield – garden 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	Within
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 – houses currently tenanted
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.
Section 5: Conclusions	
What is the estimated development capacity of the site?	6 - 12

What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable <p>Are there any known viability issues? Yes/ No</p>	<p>is potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The Greenfield site is located within the settlement boundary in very close proximity to the services and amenities in the village. Existing access is possible from the High Street, St Marys Lane junction, and there is good pedestrian connectivity.</p> <p>Development of the site has potential to impact and harm the setting of the Grade II Listed building and significance of the open setting. Given this, development to the rear of the site only may be more appropriate given the heritage impacts thereby restricting development to the south and east of the building. There may be scope for a small-scale development to the rear of the building, subject to heritage advice.</p>

Site 19 – Land south of Stormore

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 19: Land south of Stormore
Site Address / Location	Land south of Stormore
Gross Site Area (Hectares)	15.3
SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural and occasional grazing
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No planning history
Neighbouring uses	Woodland to the south east and north west, residential to the north, and 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>Yes – The site contains the Farmers Hill, Dilton Marsh County Wildlife Site area of neutral grassland. It is also adjacent to Chalcot Wood and Black Dog Woods North broadleaved woodland, which are also both County Wildlife sites.</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>

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 - Immediately adjacent to the Chalcot Woods and Black Dog Woods Ancient Woodlands and Deciduous/ broadleaved Woodland Priority Species for CS Targeting – Lapwing Network Enhancement Zone 2
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown	No
Physical Constraints	
Is the site: Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping	Gently sloping or uneven
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	No – there is an existing field access via a very narrow and unsurfaced track, this would not be suitable for intensification of residential use.
Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown	Yes – There are footpaths on Stormore that could be connected to
Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown	No
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	Yes, within	
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes – DMAR27 runs along the northern boundary of the site and DMAR32 runs north-south from the access track.	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	>1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	>1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 a large open area of land with a strong connection to the countryside to the south of the village. Development would significantly change the character of an extensive tract of land in the southern part of the parish.</p> <p>Site is within the Chapmanslade Greensand ridge SLA where development is only permitted where it is essential to the social and economic well being of the rural community.</p> <p>Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills 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 very open and there are views into the land from Stormore and footpaths DMAR27 and DMAR32.</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>Some impact, and/or mitigation possible – Setting of Chalcot Park parkland</p>

Planning Policy Constraints	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
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	Yes – development of the site in its entirety would result in a significant change to the size and character of the village
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.	

Section 5: Conclusions	
What is the estimated development capacity of the site?	115 - 230
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 suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	not currently suitable, available and achievable 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.</p> <p>The site is located within an area identified for CS Targeting for Lapwing and is adjacent to Chalcot Wood and Black Dog Woods North broadleaved ancient woodlands. The site also contains the Farmers Hill, Dilton Marsh County Wildlife Site area of neutral grassland.</p> <p>The access to the site is poor and unsuitable for any intensification of the site.</p> <p>The site exhibits high sensitivity in terms of landscape and visual amenity. Development of the site would significantly change the character of the village, being a large tract of agricultural land with a strong connection to the wider countryside surrounding the village.</p>

Site 20 – Land at the Hollow

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 20: Land at the Hollow
Site Address / Location	Land at the Hollow and Tower Hill
Gross Site Area (Hectares)	7
SHELAA Reference (if applicable)	n/a
Existing land use	Agriculture and occasional grazing
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	no planning history
Neighbouring uses	Agricultural, residential to 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	Yes – south-eastern part of the site is classified as Grade 2 agricultural land; however, majority of the site is classified as Grade 4.
<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>	Yes - Priority Species for CS Targeting – Lapwing
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	No
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	Yes – there is existing access to the site from the Hollow at 2 places.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	No – there are no footpaths along the southern part of The Hollow or Tower Hill.
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes – cycle access could be achieved via the road.
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	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	Yes, within and adjacent	
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes – DMAR22, DMAR23 and DMAR24 run through 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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	>1200m
Bus /Tram Stop	<400m / 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	>1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 large site is made up of a number of enclosed fields with significant landscape features including mature trees and hedgerows.</p> <p>Site is adjacent to the Chapmanslade Greensand ridge SLA, impact on the setting must be considered.</p> <p>Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills 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 sloping topography of the site means it occupies a prominent position in the landscape and is visible in long distance views from the north of the village including from footpath DMAR5 and DMAR4. Shorter distance views from Petticoat Lane are also visible.</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 – Hisomley Farmhouse to the south of the site is Grade II listed.</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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to	Adjacent to and connected
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	Adjacent to and connected
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	Yes – development of the site in its entirety would significantly change the size and form of the village
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?	79 - 158
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 suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	not currently suitable, available and achievable No
Summary of justification for rating	<p>The Greenfield site is adjacent to the settlement boundary, however, is relatively distant from the services and facilities of the village.</p> <p>The site is located within an area identified for CS Targeting for Lapwing. The site contains Grade 2 Agricultural Land.</p> <p>The existing access to the site is via a single-track lane within a 60mph zone, visibility is limited up The Hollow. An access on this road would likely result in adverse highway impacts. Alternative access on Tower Hill would be detached from the settlement and built-up area and would urbanise the wider landscape to the south of the Parish. There are no pedestrian footpaths along this lane, and it would not be possible to provide a connection to the nearest segregated path.</p> <p>The site exhibits high sensitivity in terms of landscape and visual amenity. The site occupies a prominent position in the landscape due to the topography and development of this site would significantly change the character of this part of the Parish.</p>

Site 21 – Former Leather Works

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 21: Former Leather Works
Site Address / Location	Former leather works, A3098
Gross Site Area (Hectares)	0.02 (area within DM Parish)
SHELAA Reference (if applicable)	230
Existing land use	Woodland
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Wiltshire SHELAA Site 230 (part)

Planning history	<p>W/88/01337/FUL - Change of use from Classes B2, B7 and B8 to Class B1 (Business) Withdrawn, 03.11.1988</p> <p>W/88/01343/OUT - Residential development, provision of open space commercial and community facilities, highways and associated development – not determined</p> <p>W/95/00943/OUT - Residential development including affordable homes distributor roads and link roads district centre including new community uses and comprising A1, A2, A3, D1 and D2 uses primary school extension public open space B1 employment. Approved 16.03.1998</p> <p>W/97/00127/OUT - Residential development inc affordable homes, distributor roads/link roads, district centre inc new community uses comprising A1, A2, A3 and D2 uses, primary school extension, B1 employment uses, surface water works and ancillary works. Withdrawn 03.11.1999</p> <p>W/01/00777/FUL - Operational works for earth shaping and capping layer withdrawn, 16.08.2001</p>
Neighbouring uses	Residential, woodland, greenfield
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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Medium Risk – almost entire site falls within FZ2
<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>	Unknown – Grade 3, subgrade unknown.
<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>	No

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown	Yes – moan road (A3098) adjacent to site and railway line less than 200m to the west.
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 gained from Ludbourne Place to the east of the site in Westbury.
Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown	Yes – as above
Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown	Yes – as above
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	Yes, within
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 – DMAR47 runs along the north western boundary
Is the site likely to be affected by ground contamination? Yes / No / Unknown	Yes – site located on an area of Historic Landfill.
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	<400m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 contains significant vegetation and trees which form an important part of the character of this area. Site within the Avon Vales National Character Area and the Trowbridge Rolling Clay Lowland LCA.	
Is the site low , medium or high sensitivity in terms of visual amenity? <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. 	Medium sensitivity Views of the site are clearly visible from the A3098 and DMAR47. The site is read as part of the woodland buffer between Westbury Leigh and Dilton Marsh.	

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
Are there any other relevant planning policies relating to the site?	
<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>	Outside and not connected to
<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 – site situated closer to the Westbury Settlement boundary
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	Yes – development would close the buffer between Dilton Marsh and Westbury Leigh and would sit within the setting of the Biss Brook.
<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>	Unknown.

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?	1

What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	Full SHELAA site extends into Westbury CP
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	not currently suitable, available and achievable No
Summary of justification for rating	<p>The Greenfield site is not connected to the Dilton Marsh built up area and development would consolidate a small component of the gap between Dilton Marsh and Westbury Leigh.</p> <p>The site comprises woodland and is located within flood zone 2, where development would not accord with the sequential flood risk approach to locating development.</p> <p>There is no existing access to the site within the Parish extents, this would need to be taken from the existing development in Westbury Leigh. The site Has poor connectivity for pedestrians who would have to cross the A3098.</p> <p>Size of site may be unlikely to accommodate more than 1 dwelling, which is below the minimum size of site for consideration and the site is therefore unsuitable for allocation in the NDP. Site would need to come forward in partnership with Westbury, however it is unsuitable due to the flood risk constraints and loss of woodland.</p>

Site 22 - Land south of Clivey

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 22: Land south of Clivey
Site Address / Location	Land south of Clivey, Dilton Marsh BA13 4BH
Gross Site Area (Hectares)	6.7
SHELAA Reference (if applicable)	3764
Existing land use	Greenfield
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	100 dwellings (PL/2023/01048)
Site identification method / source	Wiltshire SHELAA Site 3764
Planning history	<p>PL/2022/02020 - EIA Screening Opinion for the development of up to 140 residential dwellings, including public open space, landscaping and associated works, with vehicular access from Clivey, EIA Not required, 11.04.2022</p> <p>PL/2023/01048 - Outline application with some matters reserved for erection of up to 100 dwellings, access, open space, landscaping, supporting infrastructure and associated works (access only) <i>Pending Application</i></p>

Neighbouring uses	Residential, sewage treatment works to 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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 – small amount of surface water flooding to the northwest corner of the site</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>	<p>No – most of the site comprises Grade 4 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 - Network Expansion Zone</p> <p>Network Enhancement Zone 2</p> <p>Priority Species for CS Targeting – Lapwing</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	<p>No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.</p>
<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 – proximity to waste water treatment works.</p>
Physical Constraints	
<p>Is the site:</p> <p>Flat or relatively flat/ Gently sloping or uneven/ Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p>	<p>Yes – existing access via two points on Clivey and road frontage onto the B3099, which is national speed limit</p>
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p>	<p>Yes – The footway on Clivey does not extend west of Red Pit, however it appears this could be extended to part of the site boundary using the highway verge</p>
<p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p>	<p>Yes – Potential to create an access onto the B3099</p>

Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	Yes – two Oak trees within land situate south of the B3699 and The Clivey, Dilton Marsh BA13 4BD (TPO/2022/00322)	
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 – Field boundary trees	
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. This can be measured using Google Maps.		
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	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	400-800m
Cycle Route	<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 two agricultural fields to the south of the B3099 that are open, with vegetation generally restricted to the edges and mature Oaks. The site has a sloping topography rising to east and south east to the existing housing that is situated on higher ground and visible as a backdrop to the fields to the east, south and south west. Owing to its situation and topography, the site maintains relatively little inter-visibility with the main central portion 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>The two open fields and rising topography are highly intervisible from the western approach on the B3099 and from Clearwood / rights of way network to the north. The more exposed northern part of the site is considered to have high sensitivity, and this would reduce the developable area.</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 – nearest listed buildings are the Grade II Listed Clivey Toll Cottage and the Grade II Listed 34 Stormore.</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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built-up area? Within/ Adjacent to and connected/ Outside and not connected to	Adjacent to and connected
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	Adjacent to and connected
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	Yes – Potential to significantly change character of the existing settlement at the western end through the consolidation of built form connecting Red Pits, Stormore and Clearwood with a large-scale development that is outward looking with a proposed access point detached from the edge of the settlement.
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.	0-5 years (assumption based on planning application)
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?	75 – 100 (maximum reduced from 150 at 30dph owing to evidence underpinning the planning application)

<p>Summary of justification for rating</p>	<p>The Greenfield site is adjacent to the settlement boundary and built up area of the village (and settlement areas of Red Pits, Stormore and Clearwood) however is some distance from the services and facilities within the village situated to the east.</p> <p>There is a pending outline planning application on the site for up to 100 homes confirming the availability of the site and viability of development. The evidence submitted with the application outlines why a greater capacity would not be achievable. Development at the upper end of the capacity would be in excess of the indicative requirement for Dilton Marsh.</p> <p>The site is located within an area identified for CS Targeting for Lapwing and is also within a network enhancement and expansion zone. There is potential for sources of odour or other pollution due to the proximity with the Waste Water Treatment Works that may reduce the developable area.</p> <p>Access to the site is possible from Clivey (B3099) however there is currently poor pedestrian connectivity beyond Red Pits. There is potential to connect to the existing footway to the east of the site via the highway verge.</p> <p>The site comprises two agricultural fields to the south of the B3099 that are open with rising topography to the east and south east. The northern parts of the site are exposed to views on Clivey. Owing to its situation and topography, the site maintains relatively little inter-visibility with the main central portion of the village and the development would be outward-looking with the access point detached from the edge of the settlement. The development has the potential to significantly change the western end of the village that has retained a largely linear character along the roads.</p>
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Site 23 – Land at 34 Petticoat Lane

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 23: Land at 34 Petticoat Lane
Site Address / Location	Land at 34 Petticoat Lane
Gross Site Area (Hectares)	0.94
SHELAA Reference (if applicable)	3665
Existing land use	Residential garden land and paddock
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Wiltshire SHELAA Site 3665
Planning history	<p>W/79/00105/HIS - Erection of one dwelling. Refused, 10.04.1979.</p> <p>W/82/00725/HIS – Change of use of garden nursery to builder's yard. Refused 31.08.1982.</p>
Neighbouring uses	Agricultural and residential/ Social club

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 risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	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>	Unknown – Grade 3, subgrade unknown (not in agricultural use)
<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>	No – identified within wider area of Priority Habitat for CS targeting for Lapwing, however the site does not comprise farmland or grassland habitat suitable for Lapwing
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p>Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<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>	Yes – Proximity to the Social Club to the western boundary is a potential source of noise
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>	Yes – vehicle access can be achieved via Petticoat Lane however this is of varying narrow widths and potentially not suitable for intensification of movements.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site?</p> <p>Yes / No / Unknown</p>	Yes – pedestrian access can be achieved via Petticoat Lane, where there are intermittent footpaths along the length to the High Street
<p>Is there existing cycle access, or potential to create cycle access to the site?</p> <p>Yes / No / Unknown</p>	Yes – cycle access can be achieved via Petticoat Lane
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	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	Unknown	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	<400m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	400-1200m
Primary School	<400m/ 400-1200m/ >1200m	400-1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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>Low sensitivity</p> <p>Site is well enclosed by vegetation and reads as part of the existing settlement, separate from the agricultural land to the south.</p> <p>Site within the Avon Vales National Character Area, and the Longleat-Stourhead Greensand Hills 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>The site has some intervisibility between adjacent residential properties and the village club.</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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	A mix of greenfield and 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	Within/ Adjacent to and connected – part of the site which incorporates 34 Petticoat Lane is within the settlement boundary
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 – SHELAA site, however site not submitted through CfS
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 – SHELAA evidence not available
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown – SHELAA evidence not available
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 – SHELAA evidence not available

Section 5: Conclusions	
What is the estimated development capacity of the site?	11 - 22
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Unknown – SHELAA evidence not available
Other key information	
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable The site is potentially suitable, available and achievable The site is not currently suitable, available and achievable Are there any known viability issues? Yes/ No	<p>potentially suitable, available and achievable</p> <p>No</p>
Summary of justification for rating	<p>The site is within the built-up area of the village, with part of the site included within the settlement boundary. It is well located to local services and facilities in Dilton Marsh.</p> <p>There is potential source of noise pollution from the adjacent social club to be assessed and mitigated if the site is developed for residential use.</p> <p>Petticoat Lane is of narrow varying widths with intermittent sections of footway. The capacity of the highway network on Petticoat Lane may limit the number of movements and the density.</p> <p>The site is well contained by established boundaries and reads as part of the built up area compared to the wider landscape to the south with low landscape and visual sensitivity.</p> <p>The current availability of the site for residential development has not been reconfirmed within the Call for Sites but remains within the Wiltshire SHELAA (although the Wiltshire assessment has not been published). Engagement with the landowner is recommended to establish the current position and whether the land could be confirmed as available and viable, such that it could be re-assessed.</p>

Site 24 – Land west of West Wiltshire trading estate

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 24: Land west of West Wiltshire trading estate
Site Address / Location	Land west of West Wiltshire trading estate and Storridge Road
Gross Site Area (Hectares)	39.09
SHELAA Reference (if applicable)	741
Existing land use	Agricultural greenfield
Land use being considered	Residential
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Wiltshire SHELAA Site 741
Planning history	PL/2021/10592 - 29MW Solar farm (over 43ha) and associated development, under consultation.
Neighbouring uses	Agricultural and trading estate

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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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>Medium Risk – most of the site is within Flood Zone 1 however there are areas of Flood Zone 2 and 3 within the site to the north-eastern boundaries</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	Yes – site contains areas of grade 3a and 3b land
<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>	Yes - Site contains Deciduous Woodland and extensive network of field hedges providing connectivity between habitats in the area between the Biss Brook and the River Biss
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	Yes – Proximity to West Wiltshire Trading Estate to the east, however there is a degree of separation from Storridge Road
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	No – no existing vehicle access or direct access onto road network, site enclosed by agricultural fields. Potential access point from Storridge road would cross areas of Flood Zone 2 and 3 so would be subject to sequential and exception test.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	No – as above
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	No – as above
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	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	Unknown	
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. This can be measured using Google Maps.		
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	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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>Site is open and has a strong rural and agricultural character, like the landscape to the west of the Biss Brook. Development would significantly change the character of an extensive tract of land at the northern edge of the parish and distant from the village of Dilton Marsh.</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 very open and there are long views into the land from the north and east of the Parish, including from Brokerswood Road which offers of viewpoint from on higher ground.</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 – The site lies to the immediate north of the Medieval settlement and associated field systems west of Brook Farm</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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	
Is the site: Greenfield/ A mix of greenfield and previously developed land/ Previously developed land?	Greenfield
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 – significantly remote from the built-up area and settlement boundary
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 – significantly remote from the built-up area and settlement boundary
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	Yes – residential development of the site would result in an isolated settlement away from the settlement of Dilton Marsh
Section 3: Assessment of Availability	
Is the site available for development? Yes / No / Unknown.	Unknown – While the site is included in the Wiltshire SHELAA a planning application has been made for a solar farm.
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.	Yes – The site does not have a frontage to a public highway, and it is not clear whether there is control of any land to secure a viable connection. There is also the cost to deliver the connecting highway infrastructure to Storridge Road that will cross a flood plain.

Section 5: Conclusions	
What is the estimated development capacity of the site?	293 - 586
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 suitable, available and achievable. The site is potentially suitable, available and achievable. The site is not currently suitable, available and achievable. Are there any known viability issues? Yes/ No	not currently suitable, available and achievable Yes
Summary of justification for rating	<p>The Greenfield site is remote from an existing built-up area and settlement boundary and is distant from the community services and facilities in the village. Development would not accord with the spatial principles to direct growth to the Large Village. Site contains Grade 3a Agricultural land, and an area of deciduous woodland with field hedgerows, and supports long distance views across the agricultural countryside. The site has high sensitivity for landscape and visual change.</p> <p>The site is detached from highway networks, and this may present a challenge to deliver a viable highway connection. Most of the site is subject to an existing planning application for a 29MW Solar farm, therefore it may not be available for a residential development within the plan period.</p> <p>Development of this isolated site would significantly change the character of the Parish and would result in a separate settlement with potential adverse impacts on the setting of the nearby Scheduled Monument.</p>

Sites considered for community use

Site 11 – Land south of Whitecroft

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 11: Land south of Whitecroft
Site Address / Location	Land south of Whitecroft, Dilton Marsh BA13 4BE
Gross Site Area (Hectares)	0.068
SHELAA Reference (if applicable)	n/a
Existing land use	Green field
Land use being considered	Community Allotments
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	W/94/00167/OUT - Residential development of 10 houses with associated parking spaces. Refused 29.03.1994.
Neighbouring uses	Residential and agricultural

Section 2: Assessment of Suitability for Allotments	
Environmental constraints	<p>The site is not located within any statutory environmental designations which would prevent the land from being cultivated.</p> <p>The site is also not within or adjacent to any non-statutory environmental designations or at risk from fluvial or surface water flooding.</p> <p>The area is identified within a wider area of Priority Habitat for CS targeting for Lapwing; however the site does not comprise farmland or grassland habitat and due to its size would not be suitable for Lapwing.</p>
Physical constraints	<p>The site is relatively flat. There is no vehicular access however pedestrian access is available from the PRow which runs to the northeastern boundary of the site which connects the site to Whitecroft and Orchard Close.</p> <p>There are no tree preservation orders on the site however some mature trees sit adjacent to the boundaries.</p>
Accessibility	The site is adjacent and connected to the settlement boundary of Dilton Marsh, located within good walking distance to the community for which the allotments would serve.
Landscape constraints	The site is very enclosed by residential development to the north and west, and vegetation to the east and south. Views of the site are limited to the immediate environs. It is therefore separated from the agricultural land which lies to the south of the village and would be suitable for use as community allotments.
Availability	The site has been promoted for use as allotments through the Call for Sites process and is therefore considered available.
Overall rating (Red/Amber/Green)	suitable, available, and achievable – The site has good accessibility and connectivity to the village and there are no constraints that would prevent the use of this land for community allotments.

Sites considered for commercial use

Site 5 – Land at Fairwood Industrial Estate

Section 1: Site Details	
	
Date Site Visited	17 th February 2023
Site Reference / Name	Site 5: Land at Fairwood Industrial Estate
Site Address / Location	Units 1 – 6 Fairwood, Dilton marsh, BA13 3SW
Gross Site Area (Hectares)	0.99
SHELAA Reference (if applicable)	n/a
Existing land use	Industrial Trading Estate (active use)
Land use being considered	Industrial
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites

<p>Planning history</p>	<p>W/76/00315/HIS - Use of part of existing workshop for manufacture of fishing nets. Approved 10.05.1976.</p> <p>W/77/00280/HS – 5 new warehouses and demolition of 1 existing unit (outline). Refused 01.07.1977.</p> <p>W/79/01160/HIS - Two workshops and caretakers flat (outline). Withdrawn 01.12.1979.</p> <p>W/80/00154/HIS - Construction of second storey extension to provide living accommodation and offices. Approved 18.03.1980</p> <p>W/80/00334/HIS – erection of two industrial units. Approved 28.04.1980.</p> <p>W/83/00335/FUL - Starter industrial units - light industrial use. Withdrawn 08.04.1983.</p> <p>W/85/01404/FUL - Change of use to car breaking and metal scrap yard. Approved 18.02.1986.</p> <p>W/86/00162/FUL - Light industrial workshops. Approved 08.07.1986.</p> <p>W/87/01036/FUL - Light commercial workshops - revised layout. Approved 01.09.1987</p> <p>W/91/00834/FUL – Light commercial workshops – renewal, Approved 13.08.1991.</p>
<p>Neighbouring uses</p>	<p>Agricultural, commercial to east</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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) 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>	Yes – The south west corner contains a pond that may support protected species.
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	No – neighbouring commercial and railway line would be no concerns to a commercial use
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	Yes – access to the site is under a low railway bridge that is of restricted width but serves a brownfield site in active use
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	No – no footpath from site to No.23 Fairwood road. Narrow verge indicates no opportunity to create pedestrian access
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes – cycle access can be achieved along the road.
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	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	Yes – current commercial use	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	<400m
Primary School	<400m/ 400-1200m/ >1200m	>1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 contains very limited landscape features and comprises existing industrial 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>Low sensitivity</p> <p>The site is well enclosed by significant vegetation at the boundaries and there is limited intervisibility 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>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	
Is the site in the Green Belt? Yes / No / Unknown	No
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	No
Are there any other relevant planning policies relating to the site?	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.
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	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 – current status of occupation of the industrial units 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 redevelopment not explored.

Section 5: Conclusions	
What is the estimated development capacity of the site?	4000sqm B2 or B8 use (gross).
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	unknown
Other key information	Part of the trading estate is under different ownership and this part has not been put forward for development, therefore commercial uses will remain.
Overall rating (Red/Amber/Green) <ul style="list-style-type: none"> The site is suitable, available and achievable. The site is potentially suitable, available and achievable. The site is not currently suitable, available and achievable. Are there any known viability issues? Yes/ No	suitable, available and achievable No
Summary of justification for rating	<p>The Brownfield site is detached from the existing built-up area, and majority of community facilities and services, however it is currently in use as a trading estate and has been used for commercial purposes for over 50 years. It is considered that there is potential for an intensification of the existing site subject to protecting areas of ecological value.</p> <p>The eastern side of the trading estate does not form part of this site but remains a working Farrier and Car business, an intensification of the commercial use of this site would therefore be compatible with the surrounding uses.</p> <p>Access to the site is poor, under a railway bridge with narrow entrance, which may limit the use and intensification of the site and amount of HGV vehicles that can gain access.</p> <p>The site is well enclosed and contains existing development, therefore the landscape impact would be limited.</p> <p>Planning History demonstrates suitability of additional buildings on the site as permission was granted for the development of light industrial workshops, it is understood that this permission was not implemented.</p>

Site 14 – Land west of Railway, south of Fairwood Industrial Estate

Section 1: Site Details



Date Site Visited	17 th February 2023
Site Reference / Name	Site 14: Land west of Railway and south of Fairwood Industrial Estate
Site Address / Location	Land west of Railway and south of Fairwood Industrial Estate
Gross Site Area (Hectares)	1.7
SHELAA Reference (if applicable)	n/a
Existing land use	Agricultural grazing
Land use being considered	Commercial
Development capacity (as proposed by Landowner of SHELAA)	Unknown
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	No planning history
Neighbouring uses	Residential to the south, commercial/ industrial to the north, railway line immediately east.

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 SSI impact risk zone where NE should be consulted on '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 4000m buffer zone for Greater Horseshoe Bats within the Bradford-on-Avon Bat SAC where development has the potential to impact on protected species.</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 	Low Risk
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown</p>	Unknown – Grade 3, subgrade unknown
<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 steppingstones 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>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	No – However traffic movements associated with new development in the Dilton Marsh Parish Council area may adversely impact the Westbury AQMA.
<p>Are there any sources of noise or odour in proximity to the site that may result in amenity concerns? Yes / No / Unknown</p>	Yes – railway line immediately to the eastern boundary of the site. Commercial trading estate to the north of the site.
Physical Constraints	
<p>Is the site: 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? Yes / No / Unknown</p>	Yes – limited access under the railway bridge from Fairwood Road.
<p>Is there existing pedestrian access, or potential to create pedestrian access to the site? Yes / No / Unknown</p>	No – no footpaths along Fairwood Road
<p>Is there existing cycle access, or potential to create cycle access to the site? Yes / No / Unknown</p>	Yes – access could be achieved on Fairwood Road.
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown</p>	No

Are there other significant trees within or adjacent to the site? Yes, within / Yes, adjacent / No / Unknown	Yes, adjacent	
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	Yes – Footpath DMAR13 runs through the north of the site	
Is the site likely to be affected by ground contamination? Yes / No / Unknown	Unknown due to proximity to commercial uses to the north	
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 lines cross the site.	
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. This can be measured using Google Maps.		
Town / local centre / shop	<400m/ 400-1200m/ >1200m	400-1200m
Bus /Tram Stop	<400m/ 400-800m/ >800m	<400m
Train station	<400m/ 400-1200m/ >1200m	<400m
Primary School	<400m/ 400-1200m/ >1200m	>1200m
Secondary School	<1600m/ 1600-3900m/ >3900m	1600-3900m
Open Space / recreation facilities	<400m/ 400-800m/ >800m	>800m
Cycle Route	<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 internally open and a pastoral field visually separate from built up areas however is well enclosed by existing vegetation to the boundaries, which provide a strong landscape feature.</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 of the site are fairly limited to the access point and within the site itself, along the PRow given the existing vegetation.</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>
<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>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?	6,800sqm B2 or B8 use.
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 suitable, available and achievable. The site is potentially suitable, available and achievable. The site is not currently suitable, available and achievable. Are there any known viability issues? Yes/ No	not currently suitable, available and achievable No
Summary of justification for rating	<p>The Greenfield site is remote from the existing settlement boundary and community facilities and services. However, the site sits adjacent to the existing Fairwood Industrial estate and therefore commercial use on this site could be compatible with the surroundings.</p> <p>Access to the site is poor, under a railway bridge with narrow entrance, which may not be suitable for a more intense use, through the development of this site.</p> <p>The site is well enclosed by vegetation with limited views from the wider landscape, however the introduction of development would erode the recreational value of the public footpath extending from the existing Trading Estate to Fairfield Farm College, the north of the site would therefore not be suitable for development.</p>