

Seend Parish Neighbourhood Plan

Site Assessment Report

January 2020

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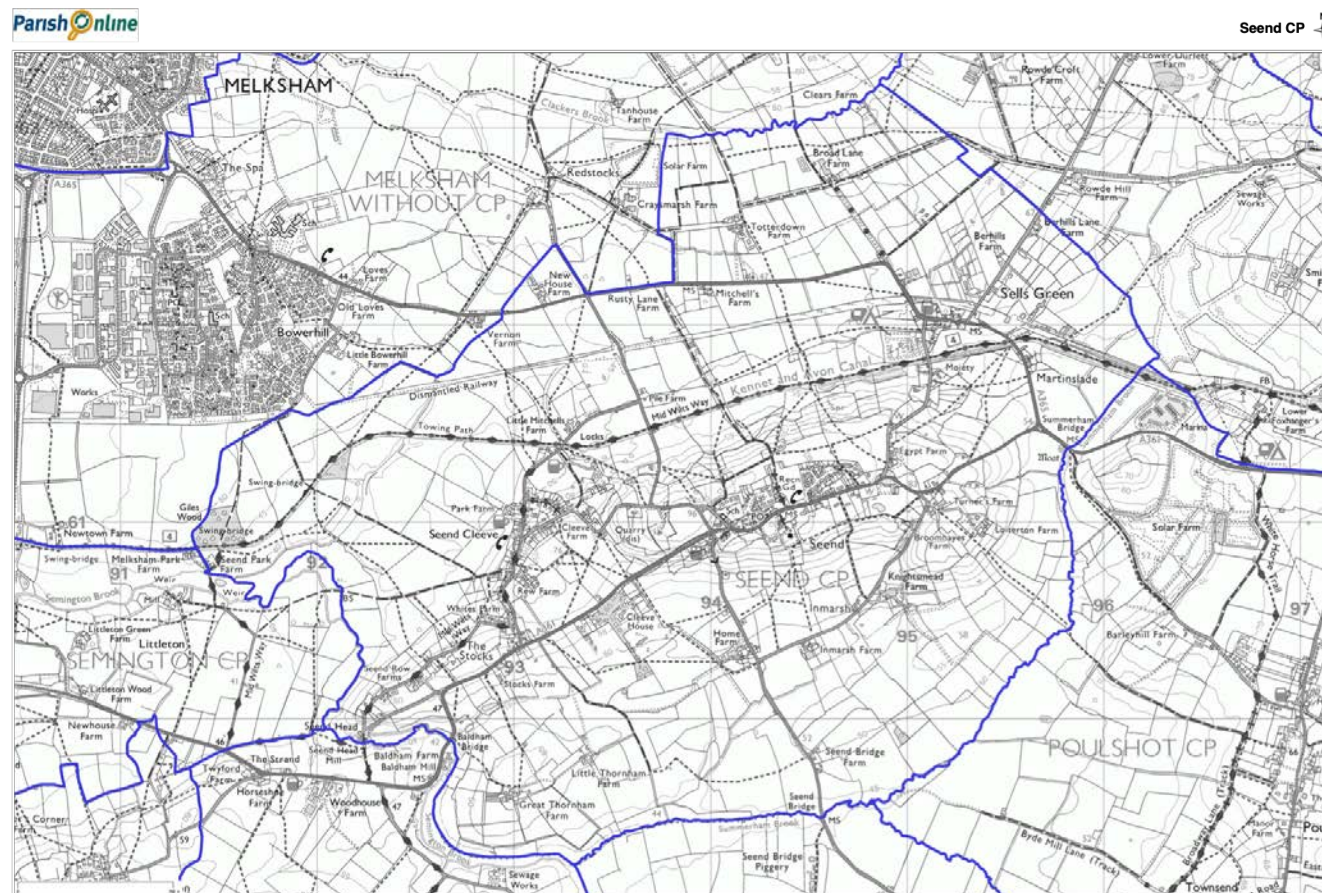
1 Introduction

1.1 Background

Seend Parish Council is preparing a Neighbourhood Plan to cover the Seend Parish Neighbourhood Area (shown on Map 1). As part of this work, the Parish Council commissioned Place Studio to work with the Seend Parish Neighbourhood Plan Steering Group (SPNPSG) to undertake site assessment work to appraise development potential of sites for residential development in the Parish in order to inform the development strategy (and possible criteria-based policies or site allocations) within the Neighbourhood Plan.

This Report assesses the suitability of potential development sites in Seend Parish. It should be used as a tool to aid decisions on whether and where to allocate land in the Seend Neighbourhood Plan to enable locally identified housing needs to be met. The Report brings together findings from the site assessments, supplemented by professional heritage and landscape assessments undertaken by qualified and chartered professionals. This assessment does not provide detailed professional transport and highways assessment of site access, but does include initial comments from Wiltshire Council's highways department on most of the sites (see Appendix 1).

Map 1 – Seend Parish Neighbourhood Area



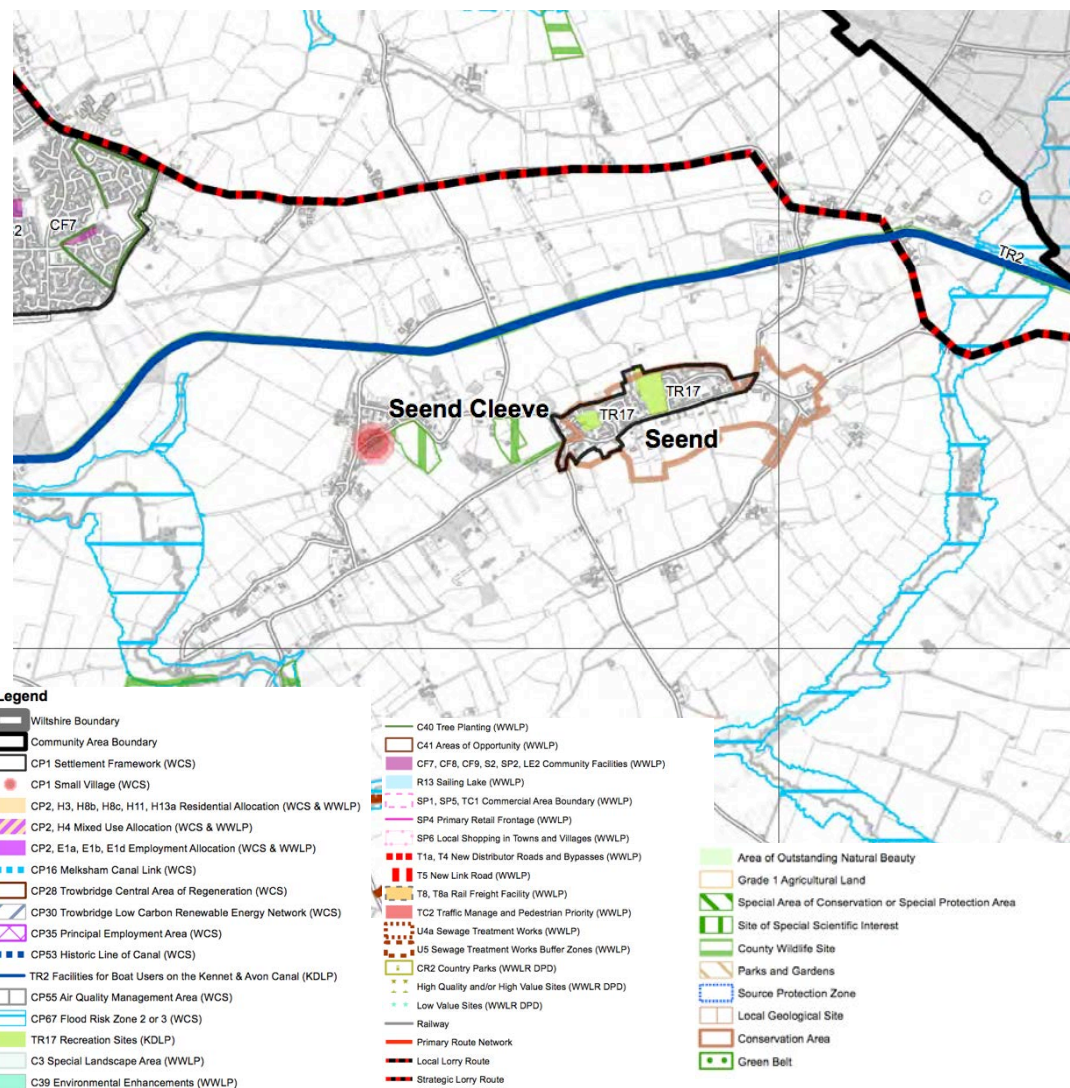
Date Created: 10-7-2018 | Map Centre (Easting/Northing): 993823 / 161237 | Scale: 1:16000 | © Crown copyright and database right. A. All rights reserved (0100000042) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018

1.2 Planning Policy Context

The Local Planning Authority for the Neighbourhood Plan area (which is the same as Seend Parish Area) is Wiltshire Council. The Wiltshire Core Strategy was adopted in January 2015 and sets out a framework for how future development across Wiltshire will be planned and delivered up to 2026. Wiltshire Council is reviewing the Wiltshire Core Strategy (to be recast as the Wiltshire Local Plan). A review is required as the Government encourages local planning authorities to review their Local Plans every five years. Neighbourhood Plans form part of the development plan for Wiltshire, alongside the Core Strategy, or forthcoming Local Plan. The Core Strategy states that it seeks to give communities a solid framework within which appropriate community-led planning policy documents, including Neighbourhood Plans, can be brought forward. Neighbourhood Plans are required to be in general conformity with the Core Strategy and can develop policies and proposals to address locally place-based issues.

Seend Parish is in the Melksham Community Area and the housing requirement for this Community Area is identified as met through existing housing commitments over the plan period. The Wiltshire Housing Site Allocations Plan Submission Document¹ (July 2018, currently still in examination) therefore does not identify any additional sites for development within the Melksham Community area, and Seend Parish, but takes an approach which aims to enable development to come forward in the towns and parishes which reflects their sustainability and will respond to local needs. Through this approach it seeks to achieve a balance so that development maintains and improves the viability of

Map 2 – Seend Parish Policy Context



¹ <http://www.wiltshire.gov.uk/planning-whsap>

the areas whilst also being of an appropriate scale which respects its character, landscape character and the priorities outlined in the Melksham Area Strategy within the Core Strategy. The draft Site Allocations Plan proposes changes to Seend Village's adopted settlement boundary – these are shown on map 3.

All Core Strategy policies are relevant to Seend Parish, but as part of this work policies of particular note are:

CP1 (Settlement Framework): There are two villages within the Neighbourhood Area:

- Seend Village (designated as a 'Large village' by Wiltshire). Large villages have defined limits of development (settlement boundary), and are specified as settlements with a limited range of employment, services and facilities and have settlement boundaries.
- Seend Cleeve (designated as a 'small village' by Wiltshire). Small villages do not have settlement boundaries and are considered to be outside of the settlement development limits. They are defined as having a low level of services and facilities, and few employment opportunities.
- The other settlements in the Parish are also considered to be outside of the defined limits of development (and in open countryside). There is a general presumption against development outside of the defined limits of development.
- At settlements defined as villages (Seend Village and Seend Cleeve), development will be limited to that needed to meet the housing needs of settlements, and to improve employment opportunities, facilities and services.

Supporting paragraph 4.15 to CP1 sets out that a limited level of development is supported at settlements identified as villages in order to help maintain the vitality of these communities. Small housing sites are defined as sites that involve fewer than 10 dwellings.

CP2 (Delivery Strategy):

- Seend Village - there is a presumption in favour of development within settlement boundaries in Wiltshire.
- Seend Cleeve - development will be limited to infill within the existing built area.
- Other settlements in the Parish - development will not be permitted. The limits of development can be altered through the identification of sites for development through subsequent documents such as Neighbourhood Plans.

CP15 (Spatial Strategy - Melksham Community Area (CA)):

The policy allocates approximately 130 homes in the community area outside Melksham itself. The following elements that the NDP could affect are encouraged:

- Addressing the shortfall in affordable housing;
- Opportunities to maximise the benefit of the canal restoration; enhancing the riverside area as an important leisure corridor;
- Establishing a safe cycle route network.

CP43 (Providing affordable homes): On sites of five or more dwellings, affordable housing provision of at least 30% will be provided. This will be dispersed throughout the development and designed to a high quality.

CP44 (Rural exceptions sites): Relevant to all settlements in Seend Parish, this policy encourages a proactive approach to the provision of affordable housing by parish councils and

working with local communities and other parties, subject to meeting criteria set out within the policy.

CP45 (Meeting Wiltshire’s housing needs): Housing size and type will be expected to reflect that shown in the Wiltshire SHMA (see below).

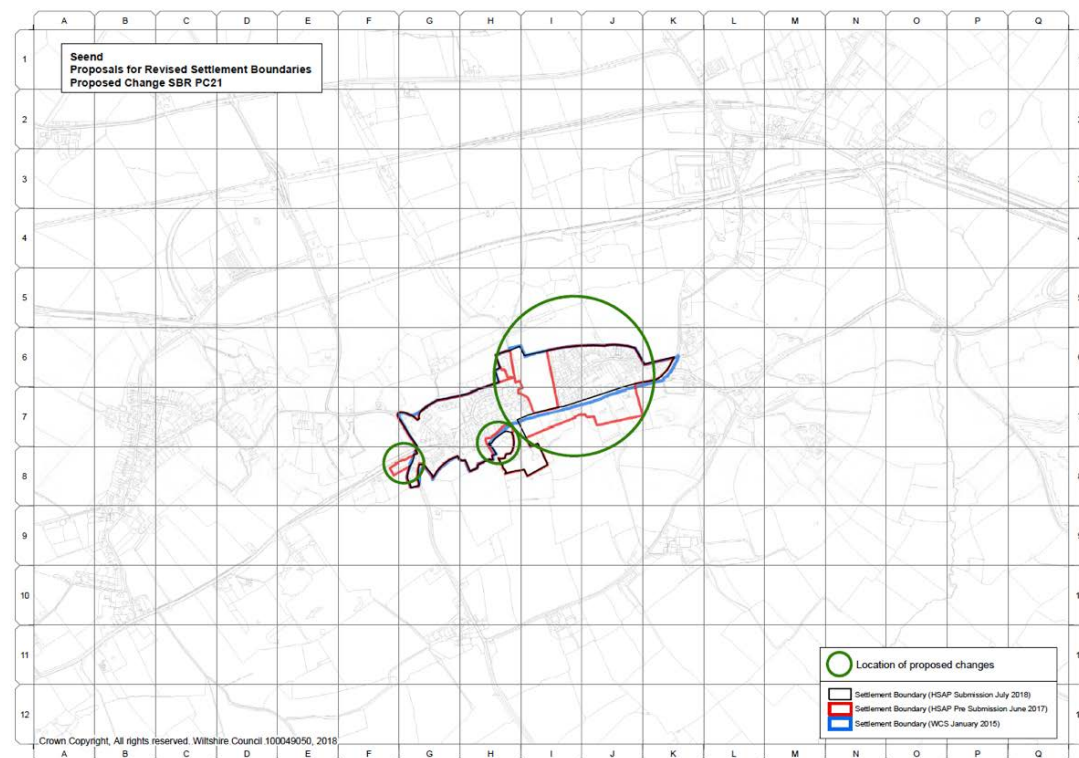
CP51 (Landscape): Development should protect, conserve and enhance landscape character. Mitigation and enhancement measures should be deployed where possible.

CP52 (Green infrastructure): The policy ensures that development providing for the retention and enhancement of GI, making provision for open space and identifying opportunities to enhance and improve links between Wiltshire’s natural and historic landscapes.

CP57 (Ensuring high quality design and place shaping): Gives high-level design policy.

CP58 (Ensuring the conservation of the historic environment): The policies map identifies the extent of the Seend Conservation Area, to be protected by this policy.

CP60 & CP61 & CP64 (Sustainable Transport & Transport and new development & demand management): The policies work to help reduce travel, particularly by private car, by encouraging development in accessible locations and promoting sustainable transport alternatives. New development must be accessible for all.



Map 3 (above): Proposed settlement boundary (emerging Wiltshire Site Allocations Plan, Draft 2018)

1.3 Sourcing Sites

Map 4 on page 9 of this report summarises the available sites in Seend Parish, and highlights through which means the land was promoted as being available for development.

As part of the process of preparing a Neighbourhood Plan for Seend, the Neighbourhood Plan Steering Group felt it was important to consider potential sites within the Seend Neighbourhood Plan area which have been offered up by landowners as available for development subject to suitability.

Sites were identified using a range of sources:

- Relevant sites in the 2012 Strategic Housing Land Availability Assessment (SHLAA) for the Local Plan;
- Relevant sites in the 2017 Strategic Housing, Economic Land Availability Assessment (SHELAA)²;
- Sites submitted via the Seend Parish Housing Needs Assessment (Wiltshire Council 2016 / 2019), and
- Sites submitted directly to the Parish Council.

In addition, a local 'call for sites' was undertaken by the Seend Parish Neighbourhood Plan Steering Group in February 2017 to inform the NDP. This was done via the Parish Newsletter and was on the Neighbourhood Plan website. Additional sites were subsequently submitted following this process. Source of Landowner submission is noted on Map 4, page 9.

The Parish Council is supportive of the Seend Community Land and Assets Trust (CLT) and their aim to provide affordable housing for the community within the Parish. As such, the CLT

and Neighbourhood Plan groups have liaised, where appropriate, to achieve this objective.

Landowners who submitted sites through the SHELAA, HNA and call for sites processes were all contacted by the Parish Council to establish whether they might be interested in providing land for the CLT, and if so were provided contact details for the CLT group. The CLT group also assessed site suitability using the same proforma that was used by the Neighbourhood Plan Steering Group (as detailed in section 2.2 of this report).

Land adjacent to Melksham Without – site 3 on map 4 (much of this site is also within the Melksham Without Parish area. It is listed in the Wiltshire SHELAA as site 1006) was excluded from the Seend Parish site assessments, due to its scale and strategic nature. However, it was felt important to include some commentary on this site. This is included in **Appendix 4**.

² Wiltshire Council (2017) Strategic Housing and Economic Land Availability Assessment (SHELAA)

2. Methodology

2.1 Introduction to Methodology

Due to the distinctive landscape setting and the significant heritage assets within the Neighbourhood Area (Conservation Area, listed buildings, undesignated heritage assets, etc.), all of the assessment area is highly sensitive. Assessment therefore warranted specialist input from Landscape and Heritage professionals utilising recognised specific methodologies to inform appropriately refined and robust selection choices in relation to these particular issues.

It must be noted that this report does not provide an in-depth professional transport and highways assessment of site access. However, initial comments from Wiltshire Council Highways department have been received for most of the sites, and these are included in Appendix 1.

After establishing the list of sites available for assessment within the Parish (see 1.3), assessment proformas were prepared in order to establish a consistent and robust methodology to appraise each site. The assessment proformas were developed by Place Studio, and Wiltshire Council reviewed, contributed to, and approved the proformas. Completed proformas are available in the appendices to this report.

The site assessment process consisted of 2 main stages: Stage 1 desktop study, and Stage 2 on-site assessments. These are described in more detail below.

2.2 Overall Process

Stage 1: Desktop Assessment

Stage 1 of the site assessment process consisted of a desktop study of each of the available sites, using the Stage 1 Proforma (also called 'Form A') to establish baseline information and to highlight where more information was needed. This stage of the site assessment process took place in November 2018.

Stage 1 proformas collected a range of information including current land use, location in relation to the settlement, nearby or on-site policy designations and flood risk. Stage 1 was concerned with collating existing Wiltshire-level planning designations relevant to each site, as well as information from the emerging Seend Parish Neighbourhood Plan evidence base.

Where landowners had expressed interest in providing land for the Seend CLT, the CLT group completed the Stage 1 proforma for the site. A member of the SPNPSG completed the Stage 1 proforma for the rest of the sites. Place Studio then worked (with Wiltshire Council input where possible) to fill in any gaps, such as initial desktop Highways assessment information.

Once each Stage 1 proforma was completed, the information was pulled together and a number of sites were eliminated from the process based on the results from this first stage. Sites were dismissed in the first instance due to their unsustainable location outside of settlement boundary limits and/or detached from existing development. The dismissed sites were not taken forward to Stage 2.

The detailed results of Stage 1 are found at **Appendix 1**. The Stage 1 proforma is found at **Appendix 3**.

Stage 2: On-site Assessment

Stage 2 of the site assessment process consisted of an on-site assessment of each of the sites taken forward from Stage 1, using the Stage 2 Proforma (also called 'Form B') to obtain more detailed on-site information. Maps of each site were used to draw on site features where relevant. The Stage 2 proforma was concerned with information such as site landform, habitats and biodiversity on site, boundary features and accessibility to local facilities.

The site visits took place in late June 2019, and enabled more in-depth understanding of each site and its context.

Some members of the SPNPSG own land within the Neighbourhood Area, and so did not undertake any on-site assessment in order to ensure good practice and eliminate bias. Place Studio undertook each site assessment (with assistance from members of the SPNPSG where possible), ensuring a consistent approach across all of the site assessments.

After the site visit day, and once each Stage 2 proforma was completed, the information was pulled together into a table – see **Appendix 2**.

Specialist Heritage and Landscape Assessment

Due to the distinctive landscape and heritage context of the Seend Parish Neighbourhood Area, Landscape and Heritage Professionals undertook their own assessment methodology for each site. These specialist site assessment notes are included in **Appendix 2**.

The detailed results of Stage 2, including the specialist heritage and landscape site assessments are found at **Appendix 2**. The Stage 2 proforma is found at **Appendix 3**.

Stage 3: Drawing Conclusions

This Report draws together the results of Stages 1 and 2 above, and includes conclusions of the site assessments – see Section 3 below.

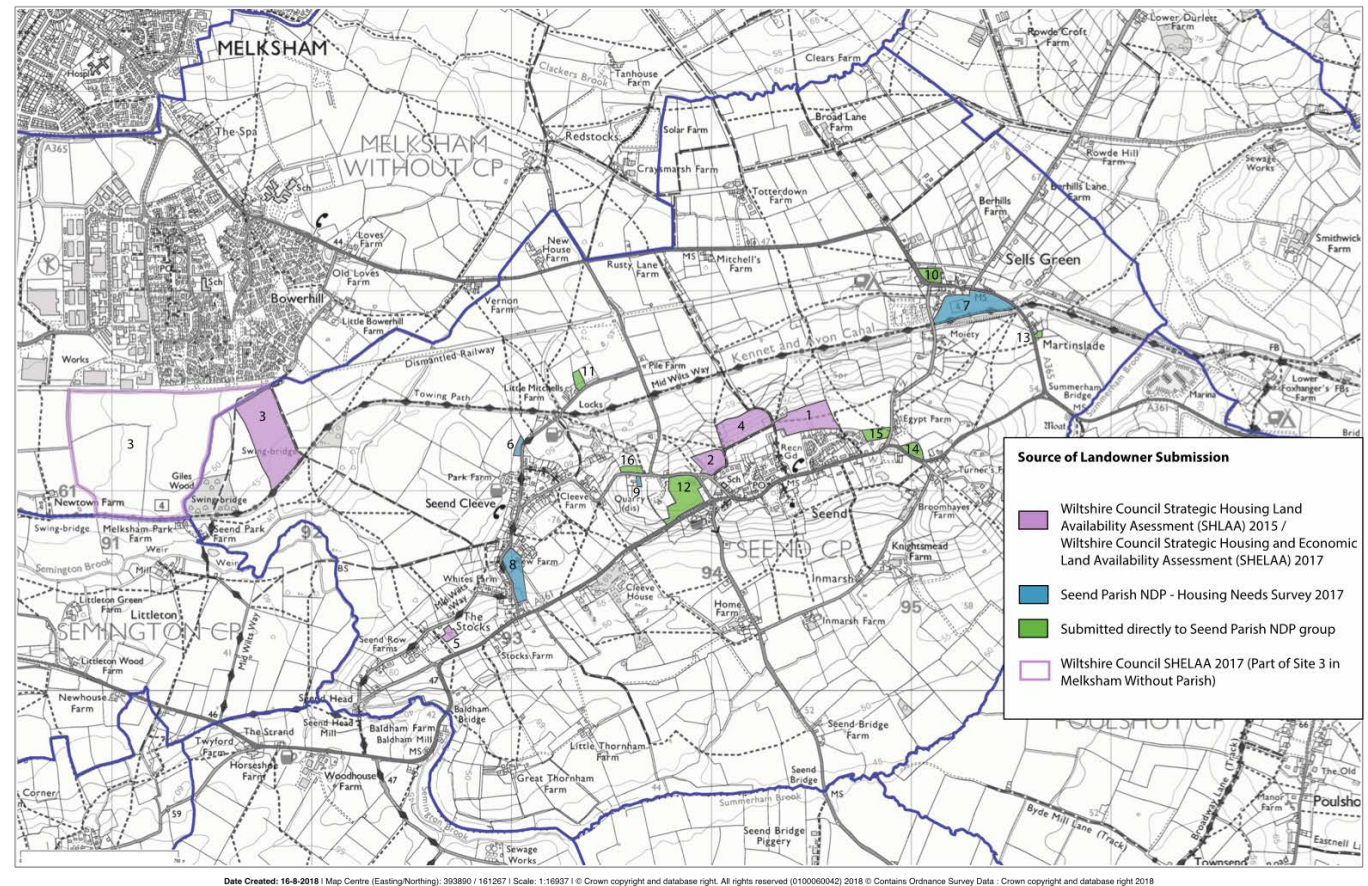
3. Summary of Site Assessments

3.1 Summary of Stage 1 Site Assessments

Map 4 shows all sites assessed at Stage 1, which arose from various sources as outlined in section 1.3 of this report.

Table 1 on the following page shows a summary of results from Stage 1. Those shaded in red were not taken forward to Stage 2.

Full results and detail from Stage 1 is found at **Appendix 1**.



Map 4 (above): All sites known to be available for development (October 2018)

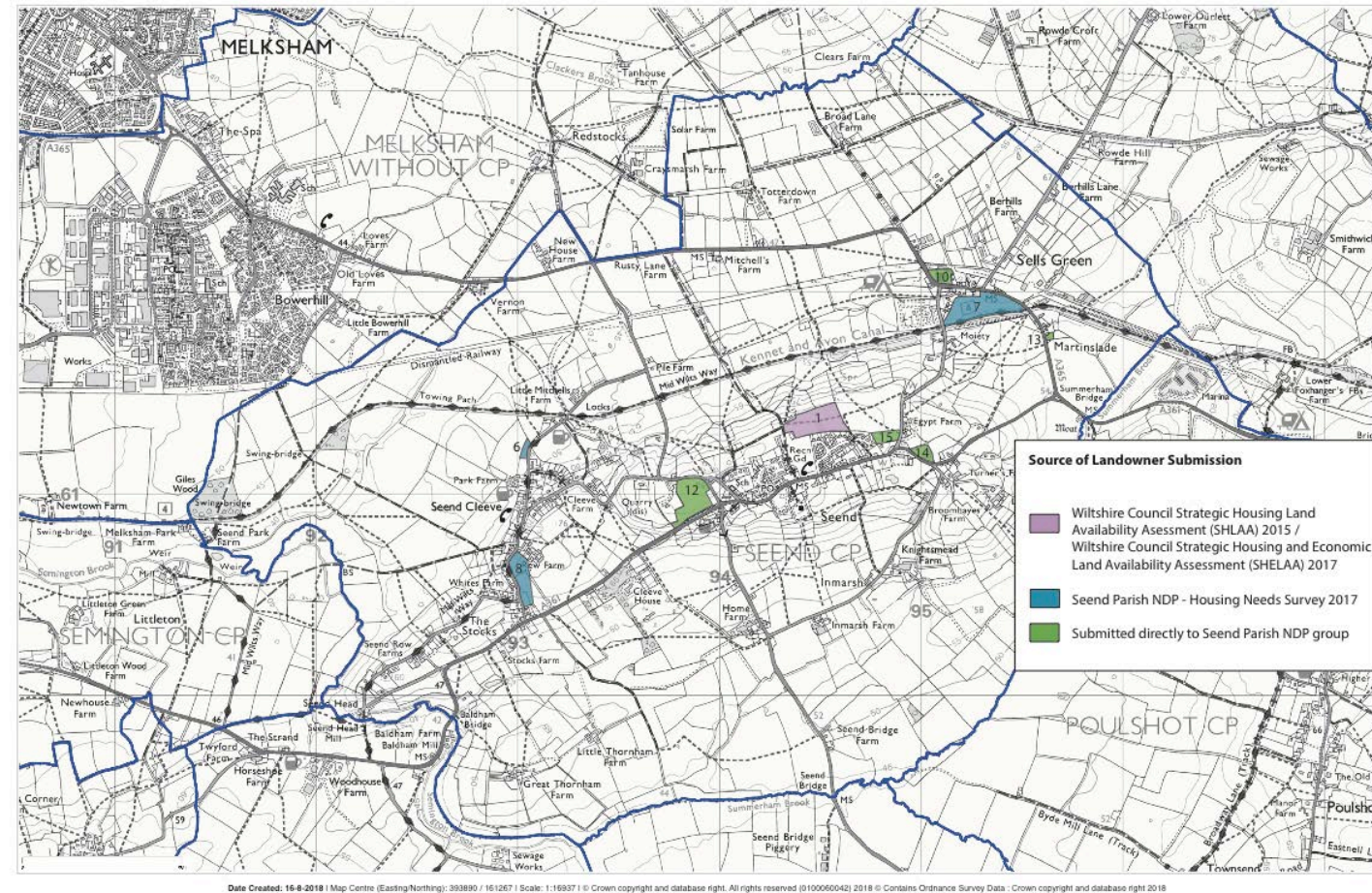
Table 1. Summary of Stage 1 results

Site Name	Suitability for Stage 2	Justification for elimination at this stage
Site 1. Land north of the Lye Field	Potentially suitable for development pending further assessment	N/A
Site 2. North of School Road	Not considered suitable	Development not acceptable in highways terms: any possible access to the site would be on a bend which would mean that sufficient visibility could not be reached. Furthermore, surrounding road junctions are not suitable for an increase in road movements.
Site 3. Land adjacent to Melksham Without		This is a strategic site which Wiltshire Council confirm is not suitable for assessment in the Neighbourhood Plan. See Appendix 3.
Site 4. Spider Webb Paddock	Not considered suitable	The site is located outside of the settlement boundary, and not adjoining any existing designated small or large village.. The site is green field in open countryside.
Site 5. Wyatts Leaze, Trowbridge	Not considered suitable	The site is in an unsustainable location; there are no facilities within 800m or bus stops within 400m. Access via Trowbridge Road would be undesirable.
Site 6. Park farm, Seend Cleeve	Potentially suitable for development pending further assessment	N/A
Site 7. Sells Green, adjacent to Canal	Potentially suitable for development pending further assessment	N/A
Site 8. Rew Farm, Seend Cleeve	Potentially suitable for development pending further assessment	N/A
Site 9. Pelch Lane South	Not considered suitable	The site is located outside of the settlement boundary, and not adjoining any existing designated small or large village.
Site 10. Field opposite the Three Magpies	Potentially suitable for development pending further assessment	N/A
Site 11. Land at Little Mitchells Farm	Not considered suitable	The site is located outside of the settlement boundary, and not adjoining any existing designated small or large village.

Site 12. Land at the Bell crossroad next to Parish Council Allotments	Potentially suitable for development pending further assessment	N/A
Site 13. Garden site at Martinslade	Potentially suitable for development pending further assessment	N/A
Site 14. Land in corner of field opposite Seend Park	Potentially suitable for development pending further assessment	N/A
Site 15. Land behind Cooks Close	Potentially suitable pending further assessment	N/A
Site 16. Pelch Lane North	Not considered suitable	The site is located outside of the settlement boundary, and not adjoining any existing designated small or large village.

3.2 Summary of Stage 2 Site Assessments

Map 5 shows the sites assessed at Stage 2, which are the sites identified as suitable for Stage 2 in Table 1 above.



Map 5 (above): Sites assessed on-site (late June 2019)

Table 2. Summary of Stage 2 results

Site Name	Initial Conclusion
Site 1. Land north of the Lye Field	Significant Constraints. Access is problematic and the site is highly visible from key landscape features. Development here would impact on the Conservation Area. Not considered suitable for housing development.
Site 6. Park Farm, Seend Cleeve	Constraints identified, potentially suitable for small housing development. See Section 3.3 below.
Site 7. Sells Green, adjacent to Canal	Constraints identified, most significantly location, potentially suitable for small housing development. See Section 3.3 below.
Site 8. Rew Farm, Seend Cleeve	Significant Constraints. This is a highly visible site, exposed and elevated on the ridge. Development here would break the settlement form. The site is very large with no obvious way of subdividing. Not considered suitable for housing development.
Site 10. Field opposite the Three Magpies	Constraints identified, most significantly location, potentially suitable for small housing development. See Section 3.3 below.
Site 12. Land at the Bell crossroad next to Parish Council Allotments	Significant Constraints. There are areas of ecological importance directly adjacent to the site; the site is bordered by two Sites of Special Scientific Interest and development and is therefore within the Impact Risk Zone (IRZ) of the SSSI. Development here would break the settlement form of Seend Village. Vehicular access would be difficult. The site is likely to be highly visible from the south. Not considered suitable for housing development.
Site 13. Garden site at Martinslade	Significant Constraints. The site is too small to be worth allocating within the curtilage of two existing houses, with poor access from a busy road and no access to facilities. Not considered suitable for housing development.
Site 14. Land in corner of field opposite Seend Park	Significant Constraints. The site is divorced from the settlement, with poor pedestrian links and no potential vehicular access within the available land due to its location on a blind corner of a main, busy road. Development here would impact on the setting of the Conservation Area and adjacent heritage assets including Grade II listed Egypt Farm and Seend Park. Not considered suitable for housing development.
Site 15. Land behind Cooks Close	Constraints identified, most significantly heritage and access, potentially suitable for small housing development. See Section 3.3 below.

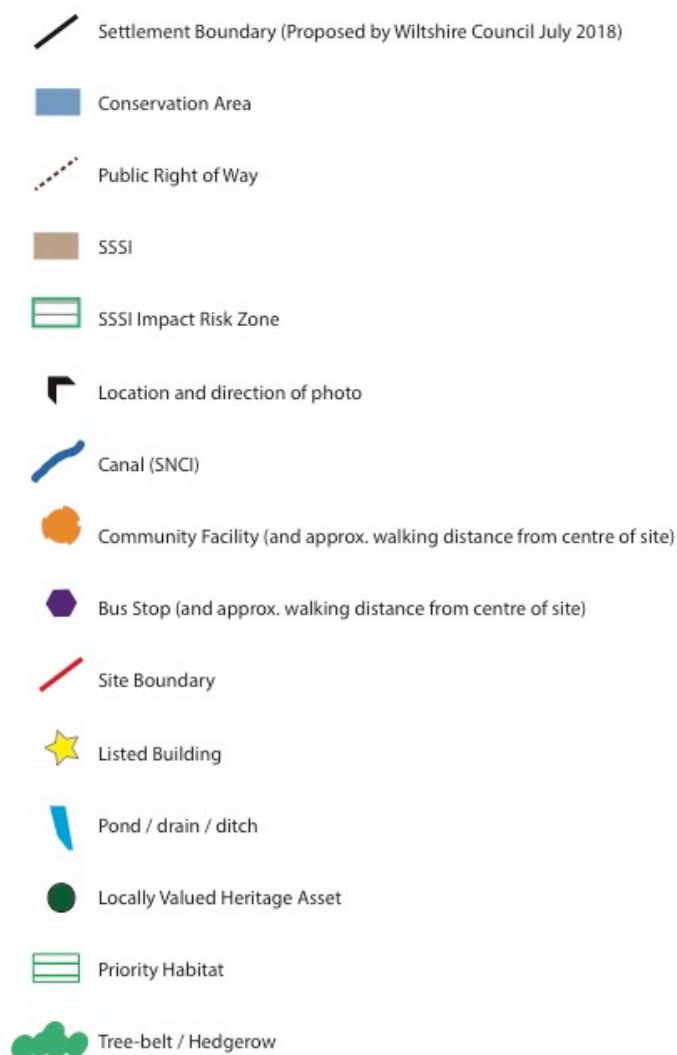
3.3 Stage 2 Site Assessment Detail

This section presents the detailed results of the Stage 2 site assessments. It draws on the results of each stage of the site assessment process, and includes key findings from the specialist Heritage and Landscape assessments.

The following presents each site assessed as part of Stage 2, including a map to locate the site along with its baseline constraints (see key opposite) and 1 or 2 images of each site. This is accompanied by a description of the site and its constraints, and the overall conclusion on suitability for taking forward in the Neighbourhood Plan.

The full detail of Stage 2 assessment is found at **Appendix 2**.

Map Key (p.15-32)



Site 1 – Land North of the Lye Field

Site Description

The site is approximately 3.2ha, located outside of, but directly adjacent to, the settlement edge. It is open in character and currently used for grazing. There is a Public Right of Way (PROW) running across the site. There are expansive views from the site to the north towards Melksham, Round Way Hill and Caen Hill Locks. The site is located adjacent to the Conservation Area to the south, which covers almost all of Seend Village. The site is within close walking distance to a number of facilities; the Lye Field directly adjacent along with community halls are all within approximately 300 meters of the centre of the site. The primary school is approximately 650 meters away and can be reached via a public footpath or through Dial Close. The Post Office shop and bus stops are all within 1km.

Site Constraints

This is a very large and highly visible site with valued local views towards key landscape features such as Roundway Hill. Although well located close to a range of facilities, vehicular access is problematic and would either have a detrimental impact on the Lye or take access through low key residential streets adjoining the site. Development here would have an impact on the Conservation Area.

Heritage Comments

Complete site unsuitable for development due to potential harm to the character, appearance and setting of the Conservation Area and longer views from the canal. If development proposals are progressed these should be limited to a small area of the site only, accessed from the adjoining modern housing and screened from views to the north by substantial new planting.



Landscape Comments

Any development would be harmful to the development pattern of Seend. It would cause considerable visual harm by extending ridgeline development to the north. Development would harm the setting for The Manor House and would cause visual harm to those very sensitive users of the PROW network and the recreation area. Avoid development.

Overall Conclusion

The site has significant heritage and landscape constraints. Not considered suitable for housing development.

Site 6 – Park Farm, Seend Cleeve

Site Description

The site extends to approximately 0.22ha and is attached to the edge of the north of Seend Cleeve. It is greenfield agricultural land, with housing at the south western boundary. The site is mostly flat, with a slight slope downwards towards the canal to the north. There are views to and from the canal. The site is located within close walking distance (less than 0.5km) to bus stops in both directions and the Brewery Inn. Seend Primary School and the Post Office are approximately 1.2 km away on a route which has intermittent pavements and is uphill.

Site Constraints

It is located approximately 1.2km away from key facilities such as the Primary School and Post Office. The site is visible from the nearby canal and its associated heritage and ecological assets (the canal is designated as a County Wildlife Site). The canal forms a key part of the site setting, as does the western edge of the buildings of Seend Cleeve. There are important onsite features such as a stream and mature trees at the northern edge.

Heritage Comments

The site makes an important contribution to the established open rural setting of the historic canal and its associated buildings. If this site is considered suitable for development, particular care should be taken with the design and layout to reflect a rural vernacular sensitive to the countryside location and the setting of the canal and its adjoining associated heritage assets. Should the site or any part of it be considered for development, research



should be carried out to identify if the land has any archaeological potential.

Landscape Comments

Some limited capacity for development. There is an opportunity to create definitive entrance point into Seend Cleeve village. Suggest built form should not extend past line of hedge / Chestnut tree on east side of road. High quality design and appropriate scale that is responsive to views from the canal and that incorporates local character housing features would not be harmful. Layout should seek to enhance the settlement edge and must retain open land to the immediate north adjacent to the drainage stream and retain existing road frontage hedge. Any scheme must also include tree / hedge planting scheme to address front and rear boundaries.

Overall Conclusion

Partial development of this site for housing may be suitable, it is adjoining the small village of Seend Cleeve. Potentially suitable to take forward in the Neighbourhood Plan and/or as a rural exception site.

The site offers an opportunity to create a positive edge and entrance point into Seend Cleeve. Its location on the edge of the small village with limited facilities makes it one of the more sustainable locations of available and potentially suitable land for housing development in the Parish to meet identified local needs.

Though the site occupies a relatively low-lying position, its proximity to the canal would impact upon the rural and open setting of the canal and would need to be carefully considered in design proposals. The extent of development of the site should



be considered carefully as the southern part is less sensitive/exposed than the northern part which is close to a drainage stream and associated riparian habitat, therefore partial development of the site is more likely to be appropriate.

Site 7 – Sells Green, adjacent to Canal

Site Description

The site extends to approximately 3.3ha, adjoining the canal along the whole of the southern boundary. The site is greenfield, and the northern part is gently undulating, with a steeper and wooded slope down towards the canal in the southern part. The site is on the edge of Sells Green, with tourism, residential and some industrial use surrounding it. The site is near to bus stops (c.100m) and the Three Magpies Pub (c.300m), however other facilities are less accessible (over 1.5km away).

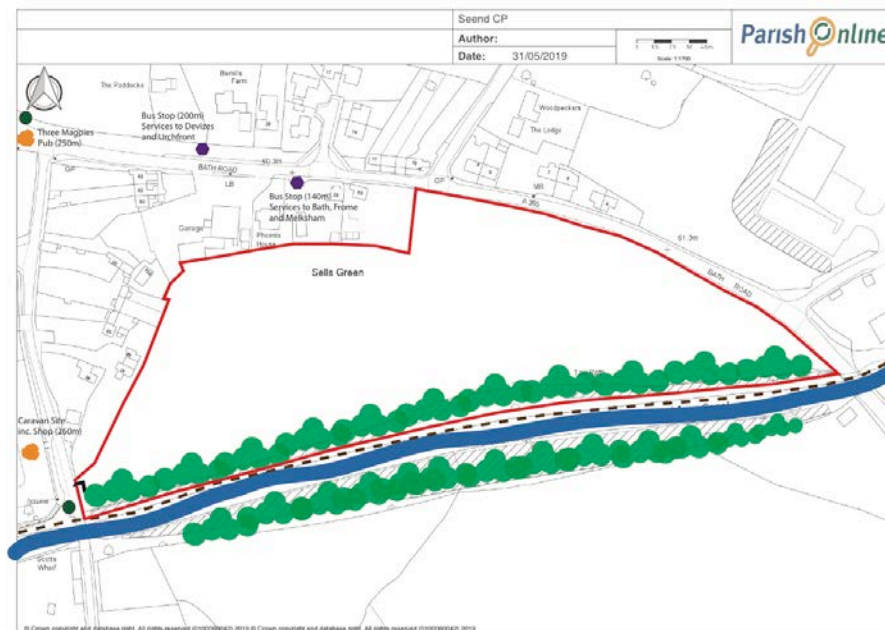
Site Constraints

The site is outside the village settlements as defined in the Wiltshire local plan, and could be therefore considered to be open countryside. It is well-screened site in longer views, though it is visible from the bridge over the canal (a Locally Valued Heritage Asset) on Spout Lane. Access is likely to be achievable, with adequate visibility for vehicles (though Wiltshire have not yet commented on this site from a highways perspective). This is a very large site and development here is considered to be potentially detrimental to the setting of the canal. There could be potential for some development on the northern edge adjoining the A365 road, however the road is very busy and the impact on character would need to be carefully considered. There is a single freestanding Oak tree to the east end of the site.

Heritage Comments

If development proposals are progressed these should be limited to a small area of the site only, contained on the northern side of the site on Bath Road, and of design quality which respects the rural setting and character of the adjacent heritage assets.

Should the site or any part of it be considered suitable for development, research should be carried out to identify if the land has any archaeological potential.



Landscape Comments

Some capacity for development. Retention of perimeter vegetation is paramount. Consider that development of this site, assuming high quality design and appropriate scale and use of local materials, would not be harmful to wider landscape character and would only cause limited visual harms. It is probable that these harms can be adequately addressed through a good quality scheme. The key point here in terms of mitigation against landscape impacts is the important bolstering to northern boundary hedging. The retention of elevated land to southern side is also important and could be used in landscape design as a key feature. Any development here must retain / protect Oak tree. Scale, design and incorporation of local character housing features is also important.

Overall Conclusion

The site is located within Sells Green, which is outside of the defined development limits as defined in the Wiltshire Core Strategy (policy CP1). Sells Green is not identified as either a village or a small village in the Wiltshire Core Strategy, and is therefore classified as open countryside, in which there is a presumption against development. The site is located some distance from many of the Neighbourhood Area's key community facilities; within walking distance of bus stops and the Three Magpies Pub only.

Partial development of this site for housing may be suitable, however a key constraint is the setting of the canal and other heritage assets together with its location outside of the defined limits of development. Potentially suitable to take forward in the Neighbourhood Plan and/or as a rural exceptions site.

Site 8 – Rew Farm, Seend Cleeve

Site Description

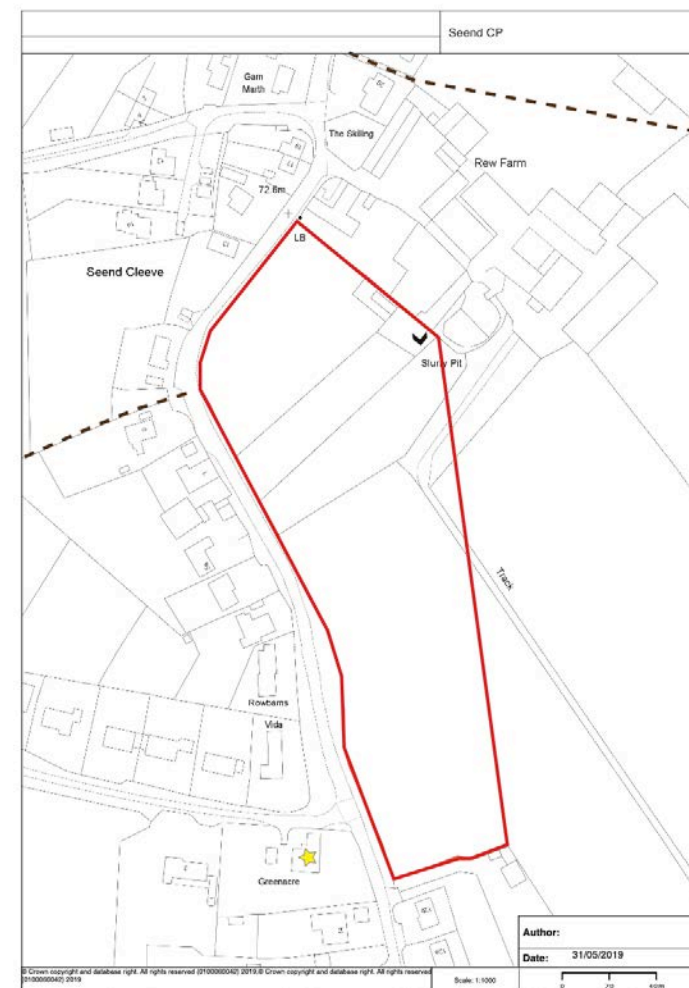
This site is approximately 1.9ha, attached to the edge of Seend Cleeve. The site is part of a working farm, and is used for grazing, keeping horses and country and equestrian accommodation (and despite this, remains greenfield). The site is highly elevated on the ridge, with expansive views to the south towards Salisbury Plain and to the south west. There is a significant height difference between the road and the site. There is no clear site boundary to the east. The site is within close walking distance (<500m) to the Brewery Inn pub and bus stops, however other community facilities are located more than 1.4km away on a route which has intermittent pavements and is uphill in places.

Site Constraints

The site is very exposed, elevated and highly visible on the ridge. It is very large with no obvious way of subdividing. There is a significant group of C18/19 undesignated heritage assets in the vicinity of Rew Farm, and the site forms part of the established and visually important open countryside on the east side of the lane which contributes to the rural setting and edge to this significant group. Greenacres, Grade II Listed building is opposite the site to the south west.

Heritage Comments

Development of this site would be unacceptable from the heritage perspective. If development should be considered acceptable overall, extensive hedge and tree planting would be required to help reduce the harmful visual impact on the heritage assets and the historic



landscape setting. Should the site or any part of it be considered suitable for development, research should be carried out to identify if the land has any archaeological potential.

Landscape Comments

Must avoid any development to main elevated part of the site, but there may be some very limited capacity for development to the lower, southern end adjacent to properties fronting onto Trowbridge Road. Existing farm access could provide logical access point. Development should not extend any further northwards than existing properties.

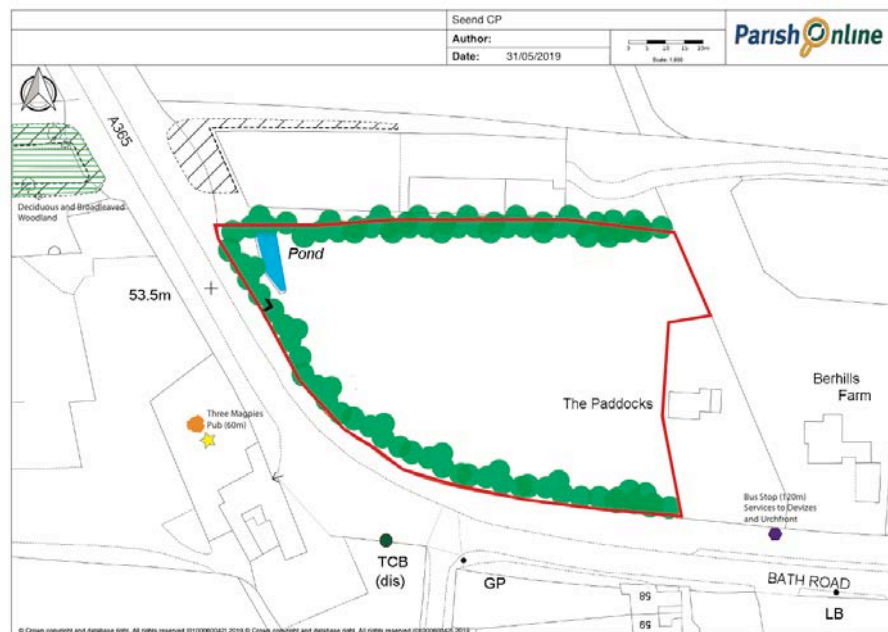
To mitigate against potential landscape impacts, the retention and protection of perimeter vegetation is important. It is also important to avoid any development on the elevated part of the site. Any scheme must include extensive planting to northern and eastern boundary.

Overall Conclusion

Whilst the south west corner of the site is lower and closer to the road and existing buildings, development of this site would break the settlement form, extending this southern edge of Seend Cleeve to join up with The Stocks. Together with the steep slope on the western edge of the site, this would disconnect any new homes here from the existing settlement.

This site is considered to have significant constraints, most notably in landscape terms with its highly elevated position. It is therefore not considered suitable for housing development.

Site 10 – Field Opposite 3 Magpies



Site Description

This is a greenfield site which extends to approximately 0.7ha, on the edge of Sells Green and opposite the Three Magpies public house and Caravan Site. There is arable land use to the north, and residential buildings along Bath Road to the east. The landform is flat, on a wide plateau, and self-contained (particularly at the eastern edge). The site is not well located for access to a number of facilities; it is near to the caravan park shop, public house and bus stops (<c.300m), but other facilities are more than 1.5km away.

Site Constraints

The site is on the edge / divorced from the settlement, and is outside the village settlements as defined in the Wiltshire local plan and could therefore be considered to be open countryside. It is well-screened, self-contained and not particularly visible from elsewhere. Access is likely to be achievable, with adequate visibility for vehicles. The A365 is a busy, fast road, and this site lies across the road from the Parish facilities. Priority Deciduous Woodland BAP habitat exists to the South West of the site and there is a pond to the north western corner of the site.

Heritage Comments

If the site is considered suitable for development, this should be restricted to the south east part of the site only, adjoining existing modern development, to avoid loss of open rural land which contributes to the established rural setting and significance of the heritage assets. Should the site or any part of it be considered suitable for development, research should be carried out to identify if the land has any archaeological potential.

Landscape Comments

Access is the key issue and roadside vegetation must be retained / enhanced. The site could be developed and would cause limited landscape harms if access can be achieved, perhaps via Berhills Lane to the rear of site if possible. In order to mitigate possible landscape harms, any development scheme for this site must retain road frontage vegetation and provide for such management to retain them at a certain height to filter / block views of housing.

Overall Conclusion

The site is located within Sells Green, which is outside of the defined development limits as defined in the Wiltshire Core Strategy (policy CP1). Sells Green is not identified as either a village or a small village in the Wiltshire Core Strategy, and is therefore classified as open countryside, in which there is a presumption against development. The site is located some distance from many of the Neighbourhood Area's key community facilities; within walking distance of bus stops and the Three Magpies Pub only.

Partial development of this site for housing may be suitable, however its location outside of the defined limits of development is a key constraint. Potentially suitable to take forward in the Neighbourhood Plan and/or as a rural exception site.

Site 12 – Land at the Bell Crossroad next to Parish Council Allotments

Site Description

This site is approximately 2.9ha, at the edge of Seend Village. The majority of the site is currently used for agriculture, with an area of woodland to the southern edge. There are SSSIs adjoining the site at both southern and western boundaries. The Parish Council allotments form part of the boundary to the east. The site is within the setting of the Conservation Area and the Bell Inn (Grade II Listed). The site is well located for access to a number of facilities; bus stops, community centres, the village shop and Post Office and Seend Primary School are all located within less than c.600m.

Site Constraints

This gently sloping site is elevated with glimpsed views through the wider landscape as the site slopes gently down to the south west. There are areas of ecological and scientific importance directly adjacent to the site. Development on this large and sensitive site would break the settlement form of Seend Village. Vehicular access would be difficult and there is no continuous footpath from the site to the High Street. The site is likely to be highly visible from the south. The site is bordered by two SSSI s (Seend Iron Stone Quarry and Roadcutting area adjacent to the A361) and development and is therefore within the Impact Risk Zone (IRZ) of the SSSI³. One of the SSSIs is also listed as a Priority Habitat - (deciduous woodland).



³ The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals to: Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites. They define zones around each site which reflect the particular sensitivities of the features for

which it is notified and indicate the types of development proposal which could potentially have adverse impacts (in this case all applications except householder).

Heritage Comments

The site contributes to the rural approach to the conservation area on the north side of Bath Road. It also forms part of the setting of the listed Bell Inn adjacent. The site contributes to locally important and historically established views looking south from Bollands Hill. It is not considered suitable for development from the heritage perspective.

Landscape Comments

The site's high elevation, location adjacent to SSSIs, and association with Industrial Heritage all combine to result in a highly sensitive site with no scope for any development due to the landscape harm it would cause. Development would be wholly contrary to existing settlement pattern. Avoid development.

Initial Conclusion

This site is considered to have significant constraints, most notably in terms of ecology and relationship to existing settlement form. Not considered suitable for housing development.

Site 13 – Garden site at Martinslade

Site Description

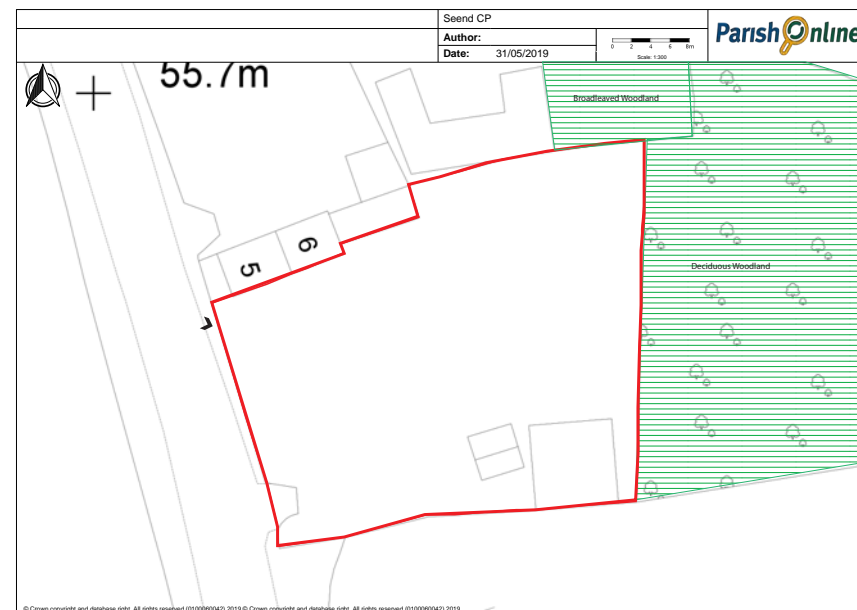
The site is a domestic garden extending to approximately 0.1ha, at the edge of Sells Green. There is woodland at the site's eastern boundary, and houses located to the north. There are a number of outbuildings on site including garages and a green house. Access to the site would benefit from fair visibility (if the existing access to nos. 5 & 6 Bath Road was used), though the road is very busy and difficult to cross. The site is within close walking distance to bus stops (100m) and the Three Magpies (c.700m along a busy road with intermittent footpaths), though other facilities are around 2km away along.

Site Constraints

The site is too small to be worth allocating within the curtilage of two existing houses, with poor access from a busy road and no access to facilities. The site is located on the edge of Martinslade, classified as 'open countryside' within Wiltshire Core Strategy. The site could be considered as brownfield land under national policy.

Landscape Comments

Such a small domestic site is unsuitable for any strategic level development. It might be that very limited, single development may be possible but dangerous / difficult access onto the road and distance from any facilities would be primary considerations. Retention of existing vegetation is of paramount importance. Scale, design and use of local building character would also be important.



Overall Conclusion

The small garden site is located on the edge of the built area of Martinslade, and outside of the defined development limits as defined in the Wiltshire Core Strategy. The site is therefore classified as open countryside, where there is a presumption against development. The site is located some distance from many of the Neighbourhood Area's key community facilities, though it is within walking distance of a bus stop.

This garden site is too small and is considered to be in an unsustainable location and therefore not suitable for taking forward in the Neighbourhood Plan.

Site 14 – Land in corner of field opposite Seend Park

Site Description

This site extends to approximately 0.6ha and is used for grazing. It is located outside of the settlement boundary adjacent to the edge of Seend Village. The site is well contained and not visible from the main road, though it is located on a blind corner of the road, which is busy. It is within the Conservation Area and setting of Seend Park and Egypt Farmhouse (both Grade II Listed). The site is located within 500m of a bus stop, though other facilities are located c.1km away.

Site Constraints

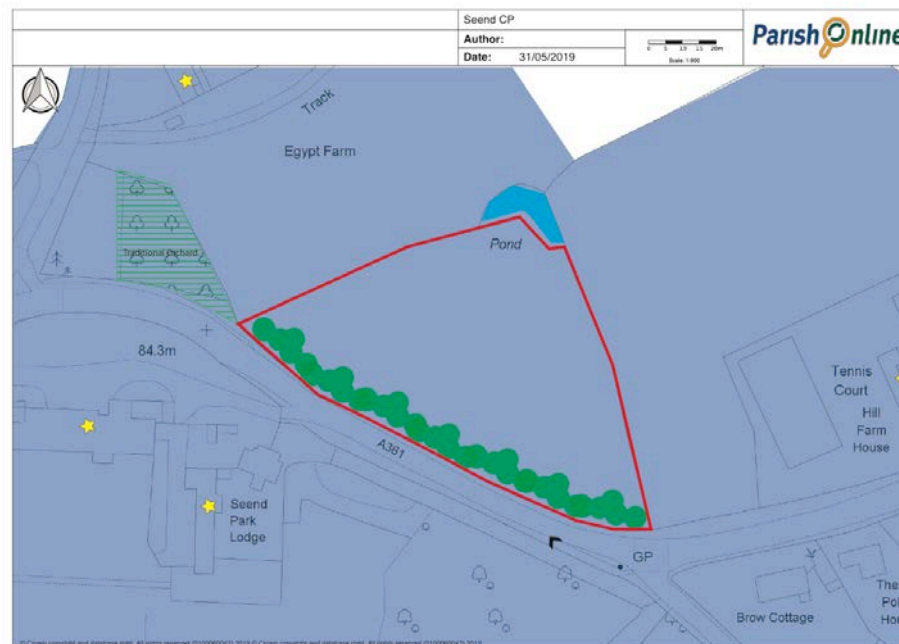
This site is considered to have low potential. It is divorced from the settlement, with poor pedestrian links and no potential vehicular access within the available land due to its location on a blind corner of a main, busy road. Development here would impact on the Conservation Area and setting of adjacent heritage assets including Grade II listed Egypt Farm and Seend Park.

Heritage Comments

The site forms an important part of the open, green and well-treed setting for the heritage assets, and contributes as a green space to the loose-knit development character of this part of the Conservation Area (large properties surrounded by large grounds with mature trees and conservation). Not considered suitable for development from the heritage perspective.

Landscape Comments

The site is within the immediate setting of a number of important listed buildings and outside the logical development boundary. Any development would be harmful to landscape character and would cause some visual harm. Overall, unsuitable for any development.



Overall Conclusion

This site has significant constraints, most notably its key role in the character of this part of the Conservation Area, and open contribution to the landscape character of the village. It is therefore not considered suitable for housing development.



Site 15 – Land behind Cooks Close

Site Description

This site is currently used for grazing, extending to approximately 0.7ha, though there is no clear boundary of the site to the north. It is attached at the edge of the settlement (Seend Village), mostly flat, though with a slight downward slope towards the settlement. The site is within walking distance of a bus stop (c.500m). The Community Halls are located 700m away, via the PROW, and primary school 1km away, again via the PROW.

Site Constraints

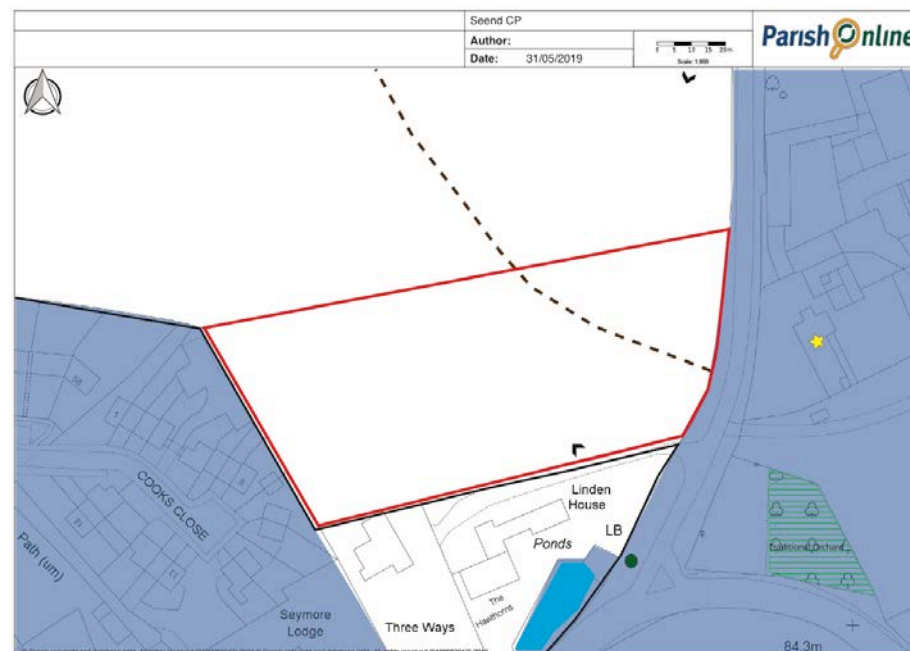
Any development would need to be at least 20m away from existing residential uses, which would reduce the size of the developable area. Development would impact on Conservation Area and setting of Grade II listed Egypt Farm House opposite. The site is some distance away from key facilities including the school and Post Office (approximately 800m away).

Heritage Comments

A small-scale development, restricted to the western end of the site only with access from Cooks Close, could avoid harming the character and appearance of this part of the Conservation Area and intruding on the historic rural setting of Egypt Farm. Should the site or any part of it be considered suitable for development, research should be carried out to identify if the land has any archaeological potential.

Landscape Comments

There may be some potential for limited development to be accessed off Spout Lane and not extending northwards past a line drawn between the north east corner of Cooks Close and the front of Egypt Farmhouse. In order to mitigate against any potentially harmful landscape impacts from development of this site, appropriate boundary treatment is key. This should include stone walling and extensive tree planting would be required. Scale, design and use of local building styles is also important.



Overall Conclusion

There may be limited potential for partial development of this site for housing as it is adjoining and well-related to the large village of Seend. Although the site has heritage and landscape constraints, these could potentially be addressed with a sensitive development scheme that includes key mitigating features such as those outlined above.

Access onto the High Street from Spout Lane has poor visibility and further highways assessment would be required to explore options for safe access to the site.

Potentially suitable to take forward in the Neighbourhood Plan and/or as a rural exception site.

