

Appendix 1A
Seend Parish Site Assessments
Stage 1 Site Assessment Results - sites
NOT suitable for Stage 2

	2 North of School Road	3 - Land adjacent to Melksham Without - Land South of Falcon Way (SPNP14)	4 Spider Webb Paddock	5 Wyatts Leaze, Trowbridge Road	9 Pelch Lane South	11 Land at Little Mitchells Farm	16 Pelch Lane North
Assessed by NDP or CLT Group? (Each group used the same methodology (Form A))	CLT	N/A	NDP	NDP	CLT	NDP	NDP
Neighbourhood Area	Seend Parish	Seend Parish; part of a wider site, the majority of which is in Melksham Without	Seend Parish	Seend Parish	Seend Parish	Seend Parish	Seend Parish
Gross area (hectares)	1.3ha		3.1 ha	0.38ha	0.09ha	0.4ha	0.2ha
Current/recent uses	Open countryside / agricultural		Agricultural	Residential	Open countryside, unmanged	Agricultural	Agricultural
Site Planning History	See Form A		See Form A	See Form A	None	None	None
General Location in relation to the settlement	On edge - Seend Village (designated large village)		Outside of settlement. Green field site in open countryside	On edge - Seend Cleeve (designated small village)	Outside of settlement. On edge of existing terrace of dwellings	Outside of settlement. On edge of existing development at New Buildings	Green field site in open countryside
DESIGNATIONS & KNOWN CONSTRAINTS							
Is the site already designated for any particular use in the Wiltshire Core Strategy or any emerging development plans for Wiltshire?	No		No	No	No	No	No
Agricultural Land Grade DEFRA Data available online (based on pre-1988 mapping. No up to date information available)	Grade 2/3		Grade 3	N/A	Grade 3	Grade 3	Grade 3
All or part of the site is a Site of Special Scientific Interest (SSSI) or Site of Nature Conservation Interest (SNCI) See Local Plan Policy Map	No		No	No	No	No	No
SSSIs or SNCIs nearby? Is the site within an SSSI Impact Risk Zone (IRZ) for the type of development which may be proposed through the Neighbourhood Plan?	SSSI Ironstone Quarry approx. 150m west of site. In the SSSI IRZ		No	No	SSSI - Seend Ironstone Quarry is approx. 25m to the east of the site	Yes - approx. 130m north of the Canal (SNCI)	Yes - SSSI Seend Ironstone Quarry opposite
Is all or part of the site within or near to a Conservation Area? See Local Plan Policy Map	Adjacent to Conservation Area		No	No	No	No	No

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Any Listed Buildings on site, or nearby? See Wiltshire HER Record YES NO	No		No	Yes - Old Wyatts on Bow Lane	No	No	No
Any Recorded Archaeology? Wiltshire HER Record YES NO	No		Not on site. ST96SW615 Monuments in field adjacent to the site to NE	MWI68867 Monument to north west of site (possibly part of site)	No	EW15834 event at canal approx 130m south. (Little) Mitchells Farm is a recorded Farmstead with Post Medieval origins (MW14953).	No
Public Rights of Way on site? Use Parish Online/OS Map YES NO	No		Yes. Western Edge. Good Condition. Fenced in	No	No	No	No
Public Rights of Way near site?	Yes - to south west boundary, also to the west, north and south		Yes - South Bradley Lane. North East, Rusty Lane	Yes, to western edge	No	No	Yes - diagonal path from Pelch / Bollands Hill to the Barge (pub)
Flood Risk on site? Environment Agency data online	No - Flood Zone 1		No - Flood Zone 1	No - Flood Zone 1	No - Flood Zone 1	No - Flood Zone 1	No - Flood Zone 1
Any surface water issues?	No		Yes - Spring in east of field	No	Yes - data indicates a risk of surface water flooding within 30year time span. Mitigation required	Yes - data indicates a risk of surface water flooding with 30year timespan. Mitigation required	No
Any known contamination on site? Local knowledge or historic maps	Yes - identified as having been part of a former landfill site.		NO	No	No	No	No
Any Tree Preservation Orders on the site? LPA hold info	No		No	No	No	No	No
Is the site isolated from the edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?	No		Outside of settlement.	No	Outside of settlement. Adjacent to terrace of 4 dwellings	Outside of settlement. Adjacent to terrace of houses	Outside of settlement
Is the site near to or does it include one of the proposed Seend Parish Local Green Spaces? Local Seend Parish NDP Evidence Base	Approx 100m from Parish Council allotments		NO	No	No	No	No

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Where does the site sit in terms of the Seend Parish Green Infrastructure Map? Local Seend Parish NDP Evidence Base	Bridleway runs along the western boundary - this has been identified as part of an important routeway to especially enhance / protect. Area of woodland to the west of the site.	Canal runs along the south eastern boundary. Bridelway along the north east boundary.	Footpaths run along the south, east and west boundaries. The footpath to the south has been identified as an important routeway which should be especially protected / enhanced.	Mid-Wiltshire Way runs to the north of the site.	SSSIs to the east and west of site.	N/A	SSSIs to the south east and south west of the site.
Which Seend Parish settlement character area (CA) does the site sit with/about? Local Seend Parish NDP Evidence Base	Adjacent to the north of CAs 5 'Western Edge' and 4 'Dial Close and School'		None	None	None	None	None
Is the site visible in any of the key views identified for Seend? Local Seend Parish NDP Evidence Base	No		Possibly, but likely to be shielded by tree belts	No	No	No	Possibly (view 18 in SPNDP) - in the winter when trees are bare
What Landscape Character Area(s) applies to Seend Parish? Wiltshire Landscape Character Assessment	Wiltshire County LCA - Character Area 11C Trowbridge Rolling Clay Lowland		Wiltshire County LCA - Character Area 12B: Avon Open Clay Vale	Wiltshire County LCA - Character Area 12B: Avon Open Clay Vale	Wiltshire County LCA - Character Area 11C Trowbridge Rolling Clay Lowland	Wiltshire County LCA - Character Area 12B: Avon Open Clay Vale	Wiltshire County LCA - Character Area 11C Trowbridge Rolling Clay Lowland
Other Wiltshire Policies Map Designations	Designated Recreation Space (school field) to the south of the site		N/A	N/A	N/A	N/A	N/A

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<p>Initial Access Assessment (‘Accessible location’ refers to a location that would help reduce the need to travel and/or reliance on the private car.)</p> <p>There is no Air Quality Management Area in Melksham / Seend.</p> <p>There is no rail station within 3km of the site.</p>	<p>Wiltshire Council high level initial commentary on access as a potential CLT site:</p> <p><i>‘This site appears to be large enough to accommodate a significant number of dwellings. School Road is narrow and not suitable for a large increase in vehicle movements, neither is the junction of School Lane onto Bollards Hill or onto the A road (which has a blind junction). The geometry of School Lane is such that the required visibility of 2.4m x 43m to the nearside carriageway edge will not be possible to achieve (any possible access will be on a bend). On first consideration this site is not suitable for housing.’</i></p>		<p>Fairly accessible location - within 400m of bus stop with regular services to Devizes. There is no current vehicular access, and pathways to the site are narrow. No known junction or link capacity issues within 1km</p>	<p>No Bus stop within 400m. No facilities within 800m. No congestion or delays currently within the vicinity of the site. 4 slight, 1 serious accident have been recorded on the A361 since 2010, a small cluster of (Slight) accidents have occurred at the sharp bends on Trowbridge Road. Access on Trowbridge Road bends would be undesirable. Potential link to NCR4 along canal.</p>	<p>Wiltshire Council high level initial commentary on access as a potential CLT site:</p> <p><i>‘The size of this site is really suitable for a single dwelling. If that is the case then I would not want to raise an objection to the increase in vehicle movements though the junction onto Bollards Hill and the rest of the road network is not suitable for a significant increase in vehicle movements.’</i></p> <p>The limited capacity of the site would mean that, subject to acceptable design, a proposal at this location would be unlikely to receive an objection on highways grounds. However, the site is isolated from the main built up areas of Seend and Seend Clevee and has limited pedestrian access. The route into Seend along Bolland’s Hill to School Lane has no footpath and visibility for on-coming traffic is poor. The site is located near to bus stop with regular services to Devisez.</p>	<p>Initial Highways comments suggest that there is no concern for a development of 4-6 dwellings. It should be noted that due to this site being in a car dependent location, it is not considered a suitable location in sustainable transport terms.</p>	<p>No information provided by Wiltshire at this time</p>