

**Appendix 1B**  
**Seend Parish Site Assessments**  
**Stage 1 Site Assessment Results - sites**  
**suitable for Stage 2**

	1 Land North of the Lye Field	6 - Park Farm, Seend Cleeve	7 Sells Green, adjacent to Canal	8 Rew Farm, Seend Cleeve	10 Field Opposite 3 Magpies	12 Land at Bell Cross road next to Parish Council Allotments	13 Garden site at Martinslade	14 Land in Corner of Field opposite Seend Park House	15 Land behind Cooks Close
<b>Assessed by NDP or CLT Group?</b> (Each group used the same methodology (Form A))	NDP	CLT	NDP	CLT	NDP	NDP	NDP	NDP	NDP
<b>Neighbourhood Area</b>	Seend Parish	Seend Parish	Seend Parish	Seend Parish	Seend Parish	Seend Parish	Seend Parish	Seend Parish	Seend Parish
<b>Gross area (hectares)</b>	3.2ha	0.22ha	3.3ha	1.9ha	0.7ha	2.9ha	0.1ha	0.6ha	0.7ha
<b>Current/recent uses</b>	Agricultural / Paddock	Agricultural, pasture.	Agricultural	Agricultural - pasture	Agricultural	Agricultural	Residential	Agricultural	Agricultural
<b>Site Planning History</b>	See Form A	None	None	See Form A	None	None	None	None	None
<b>General Location in relation to the settlement</b>	On Edge - Seend Village (designated large village)	On edge - Seend Cleeve (designated small village)	On edge - Sells Green	On edge - Seend Cleeve (designated small village)	Within - Sells Green	On edge - Seend Village (designated large village)	On edge - Sells Green	On edge - Seend Village (designated large village)	On edge - Seend Village (designated large village)
<b>DESIGNATIONS &amp; KNOWN CONSTRAINTS</b>									
<b>Is the site already designated for any particular use in the Wiltshire Core Strategy or any emerging development plans for Wiltshire?</b>	No	No	No	No	No	No	No	No	No
<b>Agricultural Land Grade</b> DEFRA Data available online (based on pre-1988 mapping. No up to date information available)	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	Grade 3	N/A	Grade 2/3	Grade 2/3
<b>All or part of the site is a Site of Special Scientific Interest (SSSI) or Site of Nature Conservation Interest (SNCI)</b> See Local Plan Policy Map	No	No	No	No	No	No	No	No	No
<b>SSSIs or SNCIs nearby?</b> <b>Is the site within an SSSI Impact Risk Zone (IRZ) for the type of development which may be proposed through the Neighbourhood Plan?</b>	No	The site is approximately 100m south of the Kennet and Avon Canal County Wildlife Site (a SNCI)	The Kennet and Avon Canal County Wildlife Site (a SNCI) runs to the south of the site	SSSI Seend Ironstone Quarry is 325m north of the site.	No	Yes with the IRZ of SSSIs directly bordering the site: - Seend Iron Stone Quarry and Roadcutting area adjacent to the A361	No	No	No
<b>Is all or part of the site within or near to a Conservation Area?</b> See Local Plan Policy Map	Adjacent to Conservation Area	No	No	No	No	No	No	Yes	Yes

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<b>Any Listed Buildings on site, or nearby?</b> See Wiltshire HER Record  YES NO	No	The site is approximately 125m north of The Brewery Inn (Grade II listed) and Barn at Park Farm (also Grade II listed).	No	Yes - Greenacres, Grade II Listed opposite on west side of road	No	Yes - the Bell Inn opposite side of High Street	Yes - listed building to the north (next door)	Yes: Egypt Farm, Hill Farm House and Seend Green House	Yes - Egypt Farm opposite
<b>Any Recorded Archaeology?</b> Wiltshire HER Record  YES NO	No	No	Not on site. ST96SE456 Monument to the south east corner of site	Not on site. A Farmstead South West of Rew Farm has been recorded (HER ref 168868)	Not on site. EW18342 event to the NE. MW168990 monument to the north, MW168993 adjacent to the east	No	MW144973 Monument nearby, possibly also part of site	Not on site. MW168944 Monument adjacent, MW168943 nearby	Not on site. MW168944 and MW168943 Monuments nearby
<b>Public Rights of Way on site?</b> Use Parish Online/OS Map  YES NO	Yes - Diagonally across the field (Rusty Lane to opposite site) - in good condition	No	No	No	No	No	No	No	Yes - north east corner, poor condition
<b>Public Rights of Way near site?</b>	YES - Rusty Lane Field to east	No	Yes, Tow Path to south	No	No	No	No	No	N/A
<b>Flood Risk on site?</b> 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	No - Flood Zone 1	No - Flood Zone 1	No - Flood Zone 1
<b>Any surface water issues?</b>	No	Yes - Data indicates a risk of surface water flooding within 30yr time span. Mitigation required.	No	No	No	No	No	No	No
<b>Any known contamination on site?</b> Local knowledge or historic maps	NO	No	No	No	No	No	No	No	No
<b>Any Tree Preservation Orders on the site?</b> LPA hold info	No	No	No	No	No	No	No	No	No
<b>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?</b>	No	No	No	No	No	No	No	No	No
<b>Is the site near to or does it include one of the proposed Seend Parish Local Green Spaces?</b> Local Seend Parish NDP Evidence Base	No	No	No	No	No	Yes - Parish Council allotments adjacent	No	No	Yes, near to Horse Pond

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<b>Where does the site sit in terms of the Seend Parish Green Infrastructure Map?</b> Local Seend Parish NDP Evidence Base	Footpaths run across / around site. The site is adjacent to the Lye Field, an important green recreation space, which lies to the south.	Mid-Wiltshire Way runs to the east boundary of the site.	Key strategic route (Mid-Wiltshire Way), and the Kenet and Avon Canal lie at the southern boundary.	Mid-Wiltshire Way runs along the western boundary.	N/A	SSSIs adjacent to the site to the west and south. Allotments, important recreational green space, adjacent to the site to the east.	Woodland area adjacent to the site to the east.	Orchard located adjacent to the site to the north west.	Orchard located to the east of the site. Spouts Lane at the eastern boundary is identified as an important routeway to protect and enhance
<b>Which Seend Parish settlement character area (CA) does the site sit with/about?</b> Local Seend Parish NDP Evidence Base	Adjacent to the north of CAs 1 'Parish Hub' & 2 'The Lye'	Adjacent to the north of CA Stocks Lane boundary	Adjacent to CAs Caravan Site, Sells Green Core, Industrial Estate	Adjacent to CA The Stocks Lane	Adjacent to CA Sells Green Core	Adjacent to CA 5 'Western Edge'	Within Martinslade	Within 3 'Historic Core'	Within 3 'Historic Core'
<b>Is the site visible in any of the key views identified for Seend?</b> Local Seend Parish NDP Evidence Base	Possibly from canal (view 18 SPNDP)	Potentially (view 10 / 11 SPNDP) - but not likely	No, however the site is within View 8. It is well-screened from view, but it may be more visible in the winter.	No	No	Possibly (View 18)	Possibly (View 8 in Landscape Assessment)	No	No
<b>What Landscape Character Area(s) applies to Seend Parish?</b> Wiltshire Landscape Character Assessment	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 11C Trowbridge Rolling Clay Lowland	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	Wiltshire County LCA - Character Area 11C Trowbridge Rolling Clay Lowland	Wiltshire County LCA - Character Area 11C Trowbridge Rolling Clay Lowland
<b>Other Wiltshire Policies Map Designations</b>	N/A	N/A	Strategic lorry route runs along the north east boundary	N/A	Strategic lorry route runs to the south and west boundaries	N/A	N/A	N/A	N/A

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<p><b>Initial Access Assessment</b> (‘Accessible location’ refers to a location that would help reduce the need to travel and/or reliance on the private car.)</p> <p><b>There is no Air Quality Management Area in Melksham / Seend.</b></p> <p><b>There is no rail station within 3km of the site.</b></p>	<p>Bus stop within 400m. Good hourly service to Trow / Devizes /Swindon 49. Village shop, but no education, health care or other services are located within 800m of the site. No rail station within 3km of site. No congestion or delays currently within the vicinity of the site. 3 slight accidents have been recorded on the A361 since 2010, a small cluster of (Slight) accidents have occurred at the Bell Inn crossroads. Narrowing of the A361 through the village causes concerns from residents particularly regarding HGVs. Access via Rusty lane would be undesirable. Poor visibility splay / width between houses.</p>	<p>Wiltshire Council high level initial commentary on access as a potential CLT site:</p> <p><i>‘Happy form a highway position in regards to this site. It is located off a road which can accommodate the likely vehicle movements. The applicants should ensure that the required visibility is achieved at any access, in this location I would want to see a splay of 2.4m x 43m to the nearside carriageway edge or as with Park Farm 1 a 2m-2.4m strip cleared of obstruction across the site frontage. As with the other sites I would not expect the Highway Authority to want to adopt the layout due to the size etc., so the applicant should ensure that waste are happy to collect from inside the site or if not that adequate bin storage is provided to the front of the site for collection days.</i></p>	<p>No information provided by Wiltshire at this time. Place Studio initial analysis: A fair accessible location (within 400m of bus stop with regular services to Devizes). No known junction or link capacity issues within 1km</p>	<p>Wiltshire Council high level initial commentary on access as a potential CLT site:</p> <p><i>‘This appears to be a very large area and as such is capable of accommodating a large number of dwellings. The road network in Seend along with the junction onto the A365 is NOT suitable for a large increase in vehicle movements as such I would not want to see the whole are developed. A small development of at most 5 houses may be acceptable. Any access will require a visibility splay of 2.4m x 43m to the nearside carriageway edge cleared of obstruction at and above 900mm. There appears to be a bank to the site and any access must be engineered to be near level when meeting the car-rageway.’</i></p> <p>Should development proceed, there may be scope to improve the A361 access for the settlement by including an access road from the A361 to the Seend Cleeve road as part of the design, although a view on this potential</p>	<p>Bus stop within 400metres: good Hourly service to Melk / Devizes /Swindon X72. No facilities within 800m. No congestion or delays currently within the vicinity of the site. 1 slight, 1 serious accident have been recorded on the A365 since 2010, a cluster of accidents including 1 Fatal have occurred at the sharp bend adjacent to Broad Lane. Access via Berhills Lane which has weight restriction.</p>	<p>Bus stop within 400m: good Hourly service to Trow / Devizes /Swindon 49. Some queing congestion can be found at the Bell inn crossroads. Significant development could impact and exacerbate. 5 slight, 1 serious accident have been recorded on the A361 (Bell Inn Crossroads) since 2010. 2 records of (Slight) accidents have occurred on Bollands Hill. Assumed access from Bollands Hill. Traffic managment may be required at crossroads if development is significant. NCR4 is fairly close.</p>	<p>Bus top within 400m: good hourly service to Melk / Devizez / Swindon X72. No facilities within 800m. No congestion or delays currently within the vicinity of the site. 1 slight accident has been recorded within the vicinity of the site since 2010. Access directly off the A365, potential to link to NCR4 along the canal.</p>	<p>No bus stop within 400m. Village shop, but no other facilities located within 800m. No congestion or delays nearby. 2 slight accidents recorded within the vicinity since 2010. Access directly off the A361 but may be subject to visibility issues.</p>	<p>No bus stop within 400m. Village shop, but no other facilities located within 800m. No congestion or delays nearby. 2 slight accidents recorded within the vicinity since 2010</p>