Seend Parish NDP
Site Assessment Toolkit l Form B

Desktop Assessment - Form A (Separate enclosure)
Site Environment and Access Assessment - Form B
(Enclosed)
Summary - Form C (Separate enclosure)

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place

Methodology

An Overall 'how'

This site assessment methodology avoids scoring/ranking matrixes which can be difficult to defend and potentially misleading. It follows a methodology used successfully for other Neighbourhood Plan groups and Local Authority site allocations, and draws key points from the Wiltshire Local Plan methodology. This is the start of the process, further more detailed information, additional assessments and technical advice will be needed.

Desktop Assessment before going to site

- You may not be able to answer all the questions on Form A. Complete those you can, other answers can be added later.
- Use the 7 site URS assessment forms and the Wiltshire SHELAA 2017 as a basis for this desktop review, but review critically, all comments should be based on evidence.
- Not all boxes or topics in the form apply to all sites. Please use your judgement on those that are not relevant. If necessary just mark N/A for Not Applicable.
- For each site you will need copies for all in the survey group of the forms on pages 1-8 and some maps*.

* You are subscribers to Parish Online and can get highly detailed maps from there. The website also has a simple area measurement tool if you need it:

- *Go to tools.*
- *Chose measurement tool.*
- *Click a corner of the site, click at next corner or change in angle.*
- *Continue until you are back to first corner.*
- *Click polygon icon under 'Object Editing Tools' on the box to the right*
- *The approximate area appears in the small box above.*

On site tasks

- Each site would ideally be assessed by a small group of people.
- The approach we prefer is for 1 member of the Steering Group to take 1 site each and to then find 2 or 3 other people to go and look at the site together.
- The others can usefully include someone who lives by/near a site but not more than 1.
- For each site assessment, there are four forms to be completed.
- Read through all the forms before going out on site, just to be sure that it all makes sense. For

forms B and C it is possible to fill in some information before going out, adding to, checking and perhaps changing this once actually looking at a site.

- You will also need at least one clipboard and pens/pencils.
- It is always good to take a few photos. Any photos, or a link to them, should also be kept.
- All in the group can contribute but one final, agreed form is all that is needed for the records.
- Once assessments are complete, they should be kept in a folder ready for the next stage of site selection. Ideally, scan each set of completed forms.

Next Steps

- This process will most likely identify information gaps or gaps in the assessment that mean that a decision on site suitability cannot be made e.g. without an understanding impact of a potential development site on the conservation area and its setting a judgement cannot be made; similarly highways access potential is likely to require specialist advice.
- Additional evidence will then need to be commissioned or gathered e.g. baseline ecology surveys may be needed, landscape or heritage assessments of the site undertaken, utility companies or the local education authority may need to be contacted to see if there are any issues which could make the site unviable.
- Site suitability should be discussed as part of a wider group, with input from Wiltshire planners and your consultants.

FORM B
SITE ENVIRONMENT & ACCESS ASSESSMENT

Site:	Working Group:	Date:

1. SITE USES

A. What are the land uses on the site?

Select as many as apply and annotate uses on map where possible:

Grazing   Arable   Woodland   Orchard   Forestry   Grass   Scrub   Shops

   Recreation   Housing   School   Employment   Pylons &/or overhead wires

Other (Please Specify)

B. What are the land uses surrounding the site?

Select as many as apply and annotate uses on map where possible:

Grazing   Arable   Woodland   Orchard   Forestry   Grass   Scrub   Shops

   Recreation   Housing   School   Employment   Pylons &/or overhead wires

Other (Please Specify)

C. Is the site within the setting of a heritage asset(s)?

Conservation Area   Scheduled Ancient Monument   Listed Building

Locally valued non designated heritage asset (*Please Specify and use the Seend Local Heritage Assets local evidence*):

2. SITE LANDFORM

A. How does the site relate to the surrounding landscape and settlement?

Select from:

Sits between existing development   Attached at the edge of the settlement

Separated from the settlement   Previously developed land

Other (please specify)

A. What are the site landform features that could influence potential allocation of the site?

Select as many as apply and mark on the map where possible:

Flat   Undulating   Steep Slope   Historic Earthworks   Profiling

Other (please specify)

3. SITE WATER AND DRAINAGE

A. Are there on-site water or drainage features which may influence site allocation?

Select and show features on the map where possible:

River   stream   springs   ponds   boggy areas   drainage ditches

Areas prone to flood   Others (please specify)

B. How do these water or drainage features contribute to local character and wildlife?

Comment

4. VIEWS FROM AND OF THE SITE

A. Are there important/valued views from the site? E.g. to distinctive landmarks or a panorama, *Refer to the Seend evidence on views*		
Comment *(Identify views on the map)*	**YES**	
	NO	

B. Is the site prominent in views from the surrounding landscape? NB These must be from public viewpoints		
Comment (*Identify views on the map)*	**YES**	
	NO	

C. Is there any important off–site screening like hedgerow or trees?		
Comment *(Identify on the map)*	**YES**	
	NO	

5. TREES AND HEDGEROWS

A. Are there trees and/or hedgerow on or around the site that should influence potential allocation?		
If yes, why are they important?	**YES**	
Eg Distinct character / species, wildlife value, screening or shelter, of historic interest, of local cultural value	**NO**	
Comment *(Mark all mature trees and hedgerows on the map, and indicate those that considered important)*		

6. SITE ECOLOGY

A. What local information do you have of wildlife using the site?
Signs of mammals or insects. Sighting or sounds of birds & key species such as bats, barn owls or kingfishers?

Comment *(Please record below, and where possible mark on the map)*

B. Habitats: What knowledge of any plants or habitat features do you have?
Wildflower areas or butterfly, slow worm habitats. Wildlife corridors or water habitats

Comment *(Please record below, and where possible mark on the map)*

7. ON-SITE BUILDINGS AND STRUCTURES

A. Which built features on the site and on its boundary, should be retained and why?
E.g. Stone walls, stiles, farm buildings, locally valued historic structures or archaeology
 (Please specify, and mark on the map)

Comment

B. Which on-site and boundary features harm local character and why?
E.g. Derelict buildings, power lines and pylons, poor boundaries, concrete hard standing or harm to an historic feature

Comment

A. Does the site or its surroundings contribute to local culture and wellbeing?
E.g. Events / special trees / historic associations / seasonal activities such as sledging / etc.

Comment *(Please specify, and mark on the map where appropriate)*

1. SITE ACCESS FOR VEHICLES, PEDESTRIANS AND CYCLISTS

A. In considering the potential for allocation, what is the potential quality of the site's access for vehicles? *Use the boxes below to rank the site*	
Consider: Quality of existing vehicle access / Visibility / Potential impact on neighbouring residents / Potential impact on site valued environment features *Also consider the suitability of the connecting roads to accommodate additional residential traffic* *Record the locations of existing and potential vehicle accesses and pedestrian and cycle only accesses on the site map*	**Tick**
Good: Safe and access(es) with suitable connecting roads	
Fair: Constrained access(es) with suitable connecting roads or Safe access(es) but onto compromised connecting roads	
Poor: Constrained access with compromised connecting roads.	
Very Poor No potential for safe site access and/or un-suitable connecting roads	
What are the key vehicle access issues or positive features that have shaped your assessment?	
What are the key pedestrian and cycle site access issues or positive features the should influence potential site allocation? *Consider the potential main site access point(s) as well as potential connections to existing public rights of way and cycle paths.*	

2. DISTANCE AND QUALITY OF WALKING & CYCLING ROUTES TO LOCAL FACILITIES

A. What is the walking distance & quality of the routes to local facilities?

Consider roads and public footpaths/cycle paths and potential conflicts with vehicles at site accesses. Quality of pavements and crossings.
Use the Seend local evidence and community facilities mapping

Facility	Distance (metres)	Route Quality		B. What are the issues along each route that need addressing? *(Mark on the map if helpful)*
Primary Schools		Good		*Also consider: There are two primary schools within 4km*
		Fair		
		Poor		
		Very Poor		
Community Hall and WI Hall		Good		
		Fair		
		Poor		
		Very Poor		
Shop/Post Office		Good		
		Fair		
		Poor		
		Very Poor		
Pubs		Good		
		Fair		
		Poor		
		Very Poor		
Bus Stop		Good		*Also consider: Bus service frequency*
		Fair		
		Poor		
		Very Poor		
Any other facilities		Good		*Other facility names: e.g. Lye Field, Allotments, Caravan Park/Cafe/Shop etc.*
		Fair		
		Poor		
		Very Poor		