

NORTH NEWNTON NDP SITE ASSESSMENTS

place

COMBINED ASSESSMENTS

Surveyors(s): Carolyn Whistler, and Maggie Draper
(with Jeff Bishop)

Date: 24th April 2018

Surveyors(s): Vicky Marshall, Emma Combes, Patrick Wilson

Date: 27th April 2018

FORM A: BASELINE INFORMATION

- Fill this form in as best you can. If necessary, the authority can provide further information later, for example on planning history.
- Form A is best completed before moving on to the other forms but can be done after the on-site surveys if that is easier.
- There are boxes below for basic information. The chart on designations that follows asks for a simple yes/no in each case (ring a choice) plus any comments (e.g. on local flooding).

Settlement/parish name	Hilcott, North Newnton Parish
Site name/address	Land adjacent to Cassocks
Gross area (hectares)	0.09
Current/recent uses	Vacant, grazing, grassland, scrub
Site Planning History	None known
General Location in relation to the settlement	Within On-Edge Detached

DESIGNATIONS & KNOWN CONSTRAINTS				
If agricultural land, what grade? Ring one				
N/A				
1	2	3	4	5
Landscape Character Area				
Which area is the site in?				
<ul style="list-style-type: none"> • North Wessex Downs AONB, Character Area 6A: Vale of Pewsey 				
All or part of the site an SSSI or SNCI?		YES	NO	
Comments:				

Any SSSIs or SNCIs nearby? Quick notes (what, how near etc.):	YES	NO	
Any Listed Buildings on site? Comments:	YES	NO	
Any Recorded Archaeology? Comments: <ul style="list-style-type: none"> • Historic Records show: • MW164155: Possible earthwork east of Hilcott • MW169574: Partially extant 19th century farmhouse east of Hilcott • SU15NW454: Hilcott overall - settlement with medieval origins • 6 listed buildings, none adjacent to the site 	YES	NO	
Public Rights of Way on site? Comments:	YES	NO	
Public Rights of Way near site? Comments (alongside, near, where, what number): <ul style="list-style-type: none"> • Immediately adjacent - NNEW4 	YES	NO	
Flood Risk on site? Comments: <ul style="list-style-type: none"> • No significant surrounding developments likely to discharge into site, However, local knowledge of surrounding farmland will need to be checked. • No adjacent watercourses. 	YES	NO	ZONE: FZ1
Any overhead wires on site? Comments: <ul style="list-style-type: none"> • Electricity supply along road at front of site, single insulated multi-strand. 	YES	NO	
Any known contamination on site? Comments: <ul style="list-style-type: none"> • None expected – check needed. • No graves. 	YES	NO	
Any Tree Preservation Orders on the site? Locate: <ul style="list-style-type: none"> • Non-identified conifer adjacent to Cassocks boundary. 	YES	NO	
Other Known/Recorded Constraints? <ul style="list-style-type: none"> • Within the Hilcott Conservation Area – Designation Statement only, no Appraisal 			

FORM B: SITE CONNECTIONS

1. WALKING TO LOCAL FACILITIES

Facility	Distance (metres)	Route Quality	Observations and comments on safety and quality of route (Annotate the map if that helps. Photos can also help.)
Village Hall	c. 20m	Good	Village Hall next door but one. No pavement.
Pub	c. 1km	Poor	Footpath to pub in Bottlesford across farmland.
Bus Stop	c. 500m	Poor	Nearest stop 500m. away (used for school bus)
Any other facilities		Poor	Other facility names: None

2. VEHICULAR AND PEDESTRIAN ACCESS

General quality of access	Tick one
Good: Easy access into the site and good roads approaching it.	<input type="checkbox"/>
Fair: Poor access into the site but good approach roads, or poor access into the site and good approach roads.	<input checked="" type="checkbox"/>
Poor: Poor access onto the site and poor roads approaching it.	<input type="checkbox"/>
Number of Accesses. Type (vehicle or pedestrian) Observations / Comments / Site Visit Notes / Record of Photos Key Issues if Fair or Poor ticked <ul style="list-style-type: none"> • Currently no pedestrian or vehicular access into site from highway. • One potential access, straight off road. • 40mph speed restrictions. • Good visibility in both directions from site. • Good visibility along highway. 	

3. CONNECTIONS SUMMARY: Overall, how well connected is the site?

Note key points in the site's favour in terms of connections:

- Not very well connected in its own right.
- Direct frontage onto road.
- Contained within 40mph limit on C-class road requiring 90m site lines in each direction 2.4m back from edge of highway at 1.5m above ground level.
- Reasonable road and general visibility.

Note any key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:

- New vehicular access required.

FORM C: SITE ENVIRONMENT

- For almost all these questions just ring a word (or two) in each box that best fits what you know/see and, as necessary, add some notes about quality, condition etc. in the space below.
- Photos are particularly important here. It can be good to mark on a map where any photos were taken from, with an arrow to show the direction in which the photo was taken.

1. SITE CHARACTERISTICS

Adjacent Uses

Describe briefly

- **House and village hall to one side, PROW and agricultural land to other.**

Landform:

- Flat

Observations/Notes/Record of Photos:



Agricultural land to rear (North East) of site.

Views In:

- **Wide**

Quality and Value of View/Record of Photos:



View South East along road, with site between farm gate and adjoining property (Cassocks).

Views Out:

- **Wide**

Quality and Value of View/Record of Photos:



View South West across road, to pasture and houses in Stitchings Lane.

Natural Features on and around the site (Age/Condition/Value):

- **Boundary Hedgerow: mixed native species (predominantly hawthorn),**
- **Trees: Non-identified conifer to boundary to Cassocks.**
- **Few freestanding Shrubs.**
- **Grass: Not maintained.**
- **Hedge along road important visually.**

Numbers, Quality and Value - Observations/Notes/Record of Photos



North West corner of site, bounded by post and wire fence showing brambles and other indigenous self-seeded growth. Conifer is within site, no inspection of boundary to Cassocks undertaken.

Overhead lines etc.

Are there any, if so annotate on plan:

- See earlier

Ecology: *(Known/Observed/Guessed):*

Birds

Signs of Mammals

Wildlife Corridors

Water Habitat

Comments/Notes, Quality and Value; Observations/Notes/Record of Photos

- **No particular signs, expectation of hedgerow wildlife and general vermin. Refer to site photograph above.**

Built Form on the site:

- **No structures on site.**

Comments/Notes, Observations/Notes/Record of Photos

Relationship to the settlement:

- **Infill within the settlement**

Comments/Notes, Observations/Notes/Record of Photos



Road to South East (towards North Newton), showing fragmented development predominantly on single side of road.



View along road to North West. Farm gate will maintain views through to farmland behind and development reinforces fragmented settlement nature without forming "wall" of housing. Note: Electricity/Telephone pole is set at boundary line with Cassocks.

2. ENVIRONMENT SUMMARY

Environment Quality and Value: Does the recorded information above suggest that the site is of high environmental quality and value, or is it medium or low?	Tick one
High	
Medium	✓
Low	
<p>Note key points in the site's favour in terms of environment:</p> <ul style="list-style-type: none"> • Open farmland to rear used for both grazing and arable cropping. • Land to South rises gently to extension of Stinchings Lane. • Grazing land enclosed by natural hedgerows. • Development on this site would continue fragmented development on North side of road without removing completely vies from road to open farmland beyond. 	
<p>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site:</p> <ul style="list-style-type: none"> • Conservation Area context. • Landscape impact. • Pylon and overhead lines to north in adjacent field. 	

FORM D: OVERALL ASSESSMENT SUMMARY

NB. The submission in the Call for Sites proposed 1 or 2 houses on this site. It has since been suggested as a site for car parking for the village hall. Notes are made below on each of these proposals.

<p>The site is suitable for allocation The site is well located and has lower environmental sensitivity to change.</p>	
<p>This is a potential allocation subject to on- or off-site mitigation The site is either well located but with higher environmental sensitivity to change or poorly located but with lower environmental sensitivity to change.</p>	✓
<p>The site is unsuitable for allocation The site is poorly connected and has higher environmental sensitivity to change.</p>	
<p>What are the key reasons behind your final judgement?</p> <p>House(s):</p> <ul style="list-style-type: none"> • This is a small site with minimal impact allowing infill, but without restricting views of the wider landscape because of footpath and field entrance to farm land behind to west. • Pattern of development can replicate location on plot, form, density and massing found elsewhere in the Conservation Area. • Adjacent properties rely on views to front and rear rather than to sides. the only properties with direct view of any development would be those located in Stitchings Lane to South West. <p>Parking:</p> <ul style="list-style-type: none"> • Value of taking some parking off the otherwise dangerous roadside. • Potential to use hedgerows etc. to contain the parking visually. 	
<p>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</p> <p>House(s):</p> <ul style="list-style-type: none"> • Important to retain existing mixed native species hedgerow all round but especially to road side after formation of new vehicular access. • All surface water drainage to be retained within site and transferred to ground water either through SUDS surfacing or soakaway. <p>Parking:</p> <ul style="list-style-type: none"> • Minimising loss of frontage hedgerows. • Introduction of low impact, downwards-facing lighting. • Permeable surfaces. 	
<p>If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied in the allocation (e.g. heights, screening, materials etc.)? (Add comments on the site plan if this helps, e.g. to show a key view.)</p> <ul style="list-style-type: none"> • Criteria to be included in the plan, with particular reference to the Conservation Area. 	

