

NORTH NEWNTON NDP SITE ASSESSMENTS

place

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

Date: 24th April 2018

FORM A: BASELINE INFORMATION

Settlement/parish name	North Newnton		
Site name/address	Rushall Road (NB. Advert only submitted, no form)		
Gross area (hectares)	0.34 (or 0.84 according to agent)		
Current/recent uses	Occasional pasture		
Site Planning History			
K/77/0364	For one dwelling on site, refused 18.08.77.		
K/81/0955	For 9 detached houses on site, refused 21.01.82.		
K/83/0029	For 9 detached houses on site, refused 24.02.83.		
General Location in relation to the settlement	Within	On Edge	Detached

DESIGNATIONS & KNOWN CONSTRAINTS		
If agricultural land, what grade? Ring one		
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 of the triangle of Upavon Road, Rushall Road and the developed part of the settlement – including this site - is described as a 'rural settlement' on the Historic Landscape Characterisation map of the area from the Wiltshire and Swindon Environment Record. 		
All or part of the site an SSSI or SNCI?	YES	NO
Comments:		
Any SSSIs or SNCIs nearby?	YES	NO
Quick notes (what, how near etc.):		

Any Listed Buildings on site?	YES	NO	
Comments: <ul style="list-style-type: none"> • Woodbridge Inn, off the site to the north, beyond the roundabout, is listed Grade 11 (1185256). 			
Any Recorded Archaeology?	YES	NO	
Comments: (Comments from the Wiltshire and Swindon Environment Record) <ul style="list-style-type: none"> • No archaeological record on site. • Remains of post-medieval field boundary and possible post medieval trackway to north east across Upvon Road (164187). • Possible medieval ploughed headlands, earthwork, cropwork and remains of bank to north west of Rushall Road (164157). 			
Public Rights of Way on site?	YES	NO	
Comments:			
Public Rights of Way near site?	YES	NO	
Comments (alongside, near, where, what number):			
Flood Risk on site?	YES	NO	FZ1
Comments:			
Any overhead wires on site?	YES	NO	
Comments:			
Any known contamination on site?	YES	NO	
Comments:			
Any Tree Preservation Orders on the site?	YES	NO	
Locate:			
Other Known/Recorded Constraints?			

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		Good Fair Poor	
Pub	c.50m.	Good Fair Poor	But unsafe to walk on Rushall Road
Bus Stop		Good Fair Poor	But unsafe to walk on Rushall Road
Any other facilities		Good Fair Poor	Other facility names:

2. VEHICULAR AND PEDESTRIAN ACCESS

General quality of access	Tick one
Good: Easy access into the site and good roads approaching it.	
Fair: Poor access into the site but good approach roads, or poor access into the site and good approach roads.	YES
Poor: Poor access onto the site and poor roads approaching it.	

*Number of Accesses. Type (vehicle or pedestrian)
Observations / Comments / Site Visit Notes / Record of Photos
Key Issues if Fair or Poor ticked*

- **Ability to deliver road access uncertain because of gentle bend in road**
- **Speed of traffic.**
- **Lack of pavements.**

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 (see Upavon Road and Field House sites).**

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

- **Road and pedestrian access.**
- **NB. Funding approval has recently been given for construction of a footpath along the western side of Rushall Road between the existing housing and the roundabout.**

FORM C: SITE ENVIRONMENT

1. SITE CHARACTERISTICS

Adjacent Uses Describe briefly Residential to south				
Landform: Flat Gently Undulating Strongly Undulating Steep Valley Valley Floor Plateau				
Observations/Notes/Record of Photos:				
Views In: Wide Channelled Long Short Glimpsed				
Quality and Value of View/Record of Photos: <ul style="list-style-type: none"> • Views from west from fields (no public access locations). 				
Views Out: Wide Channelled Long Short Glimpsed				
Quality and Value of View/Record of Photos: <ul style="list-style-type: none"> • Good views to west and north. 				
Natural Features on and around the site (Age/Condition/Value):				
Boundary Hedgerow Trees Freestanding Shrubs Grass				
Numbers, Quality and Value - Observations/Notes/Record of Photos <ul style="list-style-type: none"> • One small shrub/tree, otherwise very open. 				
Overhead lines etc. Are there any, if so annotate on plan See earlier				
Ecology: (Known/Observed/Guessed):				

Birds	Signs of Mammals	<i>Wildlife Corridors</i>	<i>Water Habitat</i>
<i>Comments/Notes, Quality and Value Observations/Notes/Record of Photos</i>			
Built Form on the site:			
<i>Walls</i>	<i>On-site freestanding buildings/structures</i>	None (caravan on site)	
<i>Comments/Notes, Observations/Notes/Record of Photos</i>			
Relationship to the settlement:			
<i>Infill within the settlement?</i>	At the edge of the settlement	<i>Backland?</i>	
<i>Extending development?</i>	<i>Bringing development together?</i>		
<i>Comments/Notes, Observations/Notes/Record of Photos</i>			
<ul style="list-style-type: none"> Adjacent to and potentially part of the existing settlement. 			

Looking across site south east from road



Looking across site east from road



Looking across site north east from road (Upavon Road site beyond hedge)



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	YES
Low	
Note key points in the site's favour in terms of environment: <ul style="list-style-type: none">• Potential to create strong built and/or landscape form at corner with roundabout.• Potential to link the main part of the settlement to the Woodbridge Inn with pavements/paths.	
Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site: <ul style="list-style-type: none">• Landscape impact.• Any impact on listed Woodbridge Inn.	

FORM D: OVERALL ASSESSMENT SUMMARY

<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>	YES
<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> <ul style="list-style-type: none"> • Location, lack of really special existing qualities to protect. • Potential to create strong corner in design terms and link to Woodbridge Inn. • Completes (with the Upavon Road site) a clear triangular settlement. • Best developed with Upavon Road and Field House sites, all as one. 	
<p>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</p> <ul style="list-style-type: none"> • The site is diagonally opposite the listed Woodbridge Inn. As such, development of the site is unlikely to cause harm to the Inn's setting if in line with the criteria below. • Development is unlikely to cause harm to the wider landscape of the AONB. • (This is not dependent on it being developed with the Upavon Road site but a combined development would be preferred and better able to address any impacts.) • Building heights to be limited to two storeys. • Strong green boundaries will be required to all sides, including towards the existing settlement. • Care needed with the choice of wall and roof materials. • No street lighting, down-facing lighting only. • Design styles to complement the Woodbridge Inn and enhance the identity of the roundabout corner. • Road access and footpaths to be agreed. 	
<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 (as above and others) to be included in the plan. 	

