

# NORTH NEWNTON NDP SITE ASSESSMENTS

# place

## COMBINED ASSESSMENTS

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

**Date:** 24<sup>th</sup> April 2018

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

**Date:** 27<sup>th</sup> 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).

<b>Settlement/parish name</b>	<b>Bottesford, North Newton Parish</b>		
<b>Site name/address</b>	<b>Land between Oak Tree Cottage and Sunnyside Gores Lane, Bottlesford, Pewsey. SN9</b>		
<b>Gross area (hectares)</b>	<b>0.39</b>		
<b>Current/recent uses</b>	<b>Agricultural/farm storage</b>		
Site Planning History K/13365/O  K/19050  K/11189/O	Residential development and alteration of existing access – refused Erection of dwelling with detached double garage – refused Erection of 5 detached dwellings and garages and construction of new access - refused		
<b>General Location in relation to the settlement</b>	<b>Within</b>	<b>On Edge</b>	<b>Detached</b>

<b>DESIGNATIONS &amp; KNOWN CONSTRAINTS</b>				
<b>If agricultural land, what grade? Ring one</b>				
1	2	3	4	5
<b>Landscape Character Area</b> Which area is the site in? <b>North Wessex Downs AONB, Character Area 6A: Vale of Pewsey</b>				

<b>All of Bottlesford along what is known as Gore's Lane – 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.</b>			
<b>All or part of the site an SSSI or SNCI?</b> Comments:	<del>YES</del>	<b>NO</b>	
<b>Any SSSIs or SNCIs nearby?</b> Quick notes (what, how near etc.):	<b>YES</b>	<del>NO</del>	
<ul style="list-style-type: none"> <li>• <b>South west corner of this site 150 metres from edge of SSSI in river valley known as Bottle Bubble.</b></li> </ul>			
<b>Any Listed Buildings on site?</b> Comments:	<del>YES</del>	<b>NO</b>	
<b>Any Recorded Archaeology?</b> Comments:	<b>YES</b>	<del>NO</del>	
<ul style="list-style-type: none"> <li>• <b>(Comments from the Wiltshire and Swindon Environment Record)</b></li> <li>• <b>No archaeology on the site</b></li> <li>• <b>Possible earthwork associated with post medieval water meadow in river valley (M164210).</b></li> </ul>			
<b>Public Rights of Way on site?</b> Comments:	<del>YES</del>	<b>NO</b>	
<b>Public Rights of Way near site?</b> Comments (alongside, near, where, what number):	<del>YES</del>	<b>NO</b>	
<b>Flood Risk on site?</b> Comments:	<del>YES</del>	<b>NO</b>	<b>ZONE 1</b>
<b>Any overhead wires on site?</b> Comments:	<del>YES</del>	<b>NO</b>	
<ul style="list-style-type: none"> <li>• <b>Electricity supply cables along boundary to road</b></li> </ul>			
<b>Any known contamination on site?</b> Comments:	<del>YES</del>	<b>NO</b>	
<ul style="list-style-type: none"> <li>• <b>None known.</b></li> </ul>			
<b>Any Tree Preservation Orders on the site?</b> Locate:	<del>YES</del>	<b>NO</b>	
<b>Other Known/Recorded Constraints?</b>			
<ul style="list-style-type: none"> <li>• <b>Right of way to agricultural land to rear (Moonraker Farm access track running adjacent to Field Cottage (Sunnyside). Possible reduction of developable area as a result.</b></li> </ul>			

# 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.)
<b>Village Hall</b>	<b>c. 1km</b>	Good Fair <b>Poor</b>	<b>Village hall is located in separate settlement within Parish. Possible to walk using footpath across farmland but long distance.</b>
<b>Pub</b>	<b>c. 50m</b>	Good Fair Poor	<b>No pavement on road. Road narrows sharply to approx. 3.5m 100 yds south west towards Pub (Seven Stars).</b>
<b>Bus Stop</b>		Good Fair <b>Poor</b>	<b>No bus services</b>
<b>Any other facilities</b>		Good Fair Poor	Other facility names: <b>Woodborough Garden Centre and development sells essential produce, However, no pavement/footpath exists along lane, with pinch-point/restricted visibility at railway bridge.</b>

## 2. VEHICULAR AND PEDESTRIAN ACCESS

General quality of access	Tick one
<b>Good:</b> Easy access into the site and good roads approaching it.	
<b>Fair:</b> Poor access into the site but good approach roads, or good access into the site and poor approach roads.	✓
<b>Poor:</b> 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

- Any access likely to be off existing access to rear area, used by agricultural vehicles (farm gate width approx. 5m.).
- Access currently provided to Moonraker Farm to rear of development site.
- Access located within 30mph restricted zone on unclassified road, requiring sight lines 90m in each direction at a point 2.4m. back from edge of highway.

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

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

- Reasonably well connected.
- 30mph speed restriction over full length of lane. (designated a 'Quiet Lane' but status of this now unclear.)
- Road width allows two-way traffic at existing site access point.

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

- Sharing the road access and proximity to PROW.
- Unclassified highway of varying width,
- Limited at NE end by weight restrictions to railway bridge and at SW junction with Gores Lane/Broad Street by turning geometry for rigid body commercial vehicles,
- Access to this site and land behind requires widening to remove need for any vehicle to swing out to turn through farm gate width,
- Access requires widening to provide sufficient visibility splays for egress onto highway.

# 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

<p><b>Adjacent Uses</b> Describe briefly</p> <ul style="list-style-type: none"> <li>• <b>Residential, Housing to both sides and to opposite side of road.</b></li> <li>• <b>Agricultural, to rear and on opposite side of the road.</b></li> </ul>
<p><b>Landform:</b> <i>Flat</i>    <del>Gently Undulating</del>    <del>Strongly Undulating</del>    <del>Steep Valley</del>    <del>Valley</del>  <del>Floor</del>    <del>Plateau</del></p>
<p>Observations/Notes/Record of Photos:</p> <ul style="list-style-type: none"> <li>• <b>Hedgerow to road, consisting predominantly of brambles/nettle growth.</b></li> <li>• <b>Road level falls to SW.</b></li> <li>• <b>Erosion of foot of bank by through traffic.</b></li> <li>• <b>Land is level with entrance but main site slightly up from road.</b></li> </ul>
<p><b>Views In:</b> <del>Wide</del>    <del>Channelled</del>    <del>Long</del>    <del>Short</del>    <b>Glimpsed</b></p>
<p>Quality and Value of View/Record of Photos:</p> <ul style="list-style-type: none"> <li>• <b>Land is generally higher than roadway, level only at existing farm entrance (adjacent to Field Cottage).</b></li> <li>• <b>Roof line of Field Cottage (Sunnyside) just visible from road over scrub growth (see later photo).</b></li> </ul>
<p><b>Views Out:</b> <b>Wide</b>    <del>Channelled</del>    <del>Long</del>    <del>Short</del>    <del>Glimpsed</del></p>
<p>Quality and Value of View/Record of Photos:</p> <p><b>The wide views out are potential only; the current slight rise to the site and the vegetation mean that no views out exist at this moment.</b></p> <p>View North East along Gores Lane towards railway bridge.</p>
<p><b>Natural Features on and around the site</b> (Age/Condition/Value):</p> <p><b>Boundary Hedgerow</b>      <b>Trees</b>      <b>Freestanding Shrubs</b>      <b>Grass</b></p>

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

- **Bramble Hedgerow, numerous self-seeded Buddleia shrubs, poor quality grass, heavy weed infestation, particularly ragwort.**
- **None in good condition but roadside hedge important visual boundary. Value also 'borrowed' from trees across road.**

**Post and wire fencing boundary to Moonraker Farm (to North)**

**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*

- **Wildlife arising from vacant site.**
- **Extensive presence of ragwort.**
- **Vermin likely to be present**

**Built Form on the site:**

~~Walls~~ ~~On-site freestanding buildings/structures~~

*Comments/Notes, Observations/Notes/Record of Photos*

- **None.**
- **Land has been used for dumping spoil from other developments,**
- **Vacant and unused for 5 years.**

**Roof line of Field Cottage (Sunnyside) just visible over scrub growth**

**Relationship to the settlement:**

**Infill within the settlement**

~~At the edge of the settlement?~~ ~~Backland?~~

~~Extending development?~~

~~Bringing development together?~~

*Comments/Notes, Observations/Notes/Record of Photos*

**View South West to Oaktree Cottage boundary.**

Existing entrance past site (to left)



Looking north east along lane (site to left)



Looking south west along lane (site to right)



Looking south east across site and over (hidden) lane





## 2. ENVIRONMENT SUMMARY

<b>Environment Quality and Value:</b> Does the recorded information above suggest that the site is of high environmental quality and value, or is it medium or low?	<b>Tick one</b>
<b>High</b>	
<b>Medium</b>	✓
<b>Low</b>	
<p><b>Note key points in the site's favour in terms of environment:</b></p> <ul style="list-style-type: none"> <li>• Part of linear development would not damage form of development if massing was fragmented.</li> <li>• Existing greenery and wildlife habitats (and see next box).</li> <li>• Development in Bottlesford is marked by a series of groups of houses with significant gaps allowing views of farmland beyond – development could reinforce this.</li> </ul>	
<p><b>Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site:</b></p> <ul style="list-style-type: none"> <li>• AONB context.</li> <li>• Narrowness of road.</li> <li>• Existing greenery and wildlife habitats.</li> <li>• Conformity with the characteristic Wiltshire “ribbon” settlement form of Bottlesford, with development almost entirely on a single side of a road, as supported by policy for many years.</li> </ul>	

## FORM D: OVERALL ASSESSMENT SUMMARY

- Start by ticking one of the top three boxes, then add comments in other boxes.

<p><b>The site is suitable for allocation</b> The site is well located and has lower environmental sensitivity to change.</p>	
<p><b>This is a potential allocation subject to on- or off-site mitigation</b> 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><b>The site is unsuitable for allocation</b> The site is poorly connected and has higher environmental sensitivity to change.</p>	
<p><b>What are the key reasons behind your final judgement?</b></p> <ul style="list-style-type: none"> <li>• Reasonable access.</li> <li>• Fills in a clear (but not especially valuable) gap in the strip along the road.</li> <li>• Development could be undertaken without jeopardising the amenity values that underpinned previous planning policies.</li> </ul>	
<p><b>If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?</b></p> <ul style="list-style-type: none"> <li>• The site is such that its development in line with the criteria below is <i>unlikely to have any negative impact on the wider landscape of the AONB.</i></li> <li>• Development should be restricted to the north west of the site to reinforce the fragmented nature of the settlement and to reduce adverse impact on Fir Tree Cottage.</li> <li>• Access into the site should be limited to shared access to Moonraker Farm to rear.</li> <li>• Access into the site to be widened to be suitable for agricultural vehicles and to provide enhanced visibility splays.</li> <li>• Development to follow the general building line along the lane to the north east.</li> <li>• Protect and improve the greenery, especially hedge to roadside, keeping the bank from the road.</li> </ul>	
<p><b>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.)?</b> (Add comments on the site plan if this helps, e.g. to show a key view.)</p> <ul style="list-style-type: none"> <li>• Criteria (as above and others) to be included in the plan.</li> </ul>	



## North Wessex Downs AONB, Character Area 6A: Vale of Pewsey

### Key Characteristics

- Underlain by Upper Greensand, Lower Greensand and Clays, with Lower Chalk flanking the Vale sides. Soils vary according to geology, with alluvial deposits lining the watercourses.
- Distinctive low lying landform, with a level surface in strong contrast with the adjacent higher downs.
- Dominant 'borrowed' landscape of the adjacent high downs, threaded by numerous minor streams draining to the headwaters of the River Avon in Pewsey Vale and River Thames along the northern and eastern edge of the AONB.
- A rich, well watered, agricultural landscape comprising fields under both arable and pastoral production, streams, remnant waterside pastures and riparian woodlands provide variety and ecological interest.
- A settled landscape with a concentration of compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings, villages are comparatively well served by local services and have retained their small village schools.

### Key Issues

- In the past, intensification in farming leading to loss of environmental assets particularly biodiversity with drainage and cultivation of the Vale floor pasture and widespread loss of hedgerows and archaeological features.
- Potential changes in farming practices - including loss of livestock with some remaining Vale pastures no longer being grazed with scrub encroachment, loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows.
- Climate change - potential impacts including drying out of wetland habitats, requirement for irrigation of arable land - including construction of reservoirs and intrusive infrastructure. Impact on woodland and parkland with potential increase in non native species and tree loss (drought/windthrow).
- Localised intrusion of roads, overhead power lines and pylons all of which are highly visible in the context of this flat low lying landscape.
- Increased traffic on the rural lane network, plus road improvements including kerbing, widening, signing and visibility splays which, in places creates a more urban landscape.
- Intense development pressures, particularly for new housing affect the character of the villages and their edges so that settlements are less assimilated into the landscape.
- Impact of development of the edge of the AONB, for example at Devizes and Swindon - visual impact plus increased pressures on housing, roads etc.
- Vulnerability to impact of development (e.g. skyline structures) within the adjacent 'borrowed' landscape of the downland scarps which form prominent boundaries to the Vales.