

NORTH NEWNTON NDP SITE ASSESSMENTS

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	Plantmore, Upavon Road		
Gross area (hectares)	0.68		
Current/recent uses	Private agricultural use and house		
Site Planning History	<p><i>Applications covering the whole site:</i></p> <p>K/34664 For the re-roofing of existing 2-storey extension with pitched roof, and the erection of single storey extension and detached double garage, approved 29.08.97.</p> <p><i>Applications covering the open area of the site (to the north of the Benelen residence), as well as the adjacent field to the west:</i></p> <p>K/77/0364 For one dwelling, refused 18.08.77. K/81/0955 For 9 detached houses, refused 21.01.82. K/83/0029 For 9 detached houses, refused 24.02.83</p>		
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	
N/A private garden					
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? Comments:	YES	NO	
Any SSSIs or SNCIs nearby? Quick notes (what, how near etc.):	YES	NO	
Any Listed Buildings on site? Comments: <ul style="list-style-type: none"> • Woodbridge Inn, off the site to the north, beyond the roundabout, is listed Grade II (1185256). 	YES	NO	
Any Recorded Archaeology? 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). 	YES	NO	
Any Recorded Archaeology? Comments:	YES	NO	
Public Rights of Way on site? Comments:	YES	NO	
Public Rights of Way near site? Comments (alongside, near, where, what number):	YES	NO	
Flood Risk on site? Comments:	YES	NO	FZ1
Any overhead wires on site? Comments: <ul style="list-style-type: none"> • Along road frontage 	YES	NO	
Any known contamination on site? Comments:	YES	NO	
Any Tree Preservation Orders on the site? Locate:	YES	NO	
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	
Bus Stop	c.10m	Good Fair Poor	
Any other facilities		Good Fair Poor	<i>Other facility names:</i>

2. VEHICULAR AND PEDESTRIAN ACCESS

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

- Existing access good and could be used for any development.
- Care needed in relation to access to bus stops.

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 other North Newton 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.

Roundabout to north



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"> • Some from fields to east. 				
Views Out: Wide Channelled Long Short Glimpsed				
Quality and Value of View/Record of Photos: <ul style="list-style-type: none"> • Some to east. 				
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				
Overhead lines etc. Are there any, if so annotate on plan <ul style="list-style-type: none"> • See earlier 				
Ecology: (Known/Observed/Guessed): Birds Signs of Mammals Wildlife Corridors Water Habitat				
Comments/Notes, Quality and Value Observations/Notes/Record of Photos				

Informal local observation, no formal records available.

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

Built Form on the site:

Walls **On-site, freestanding buildings and informal structures**

Comments/Notes, Observations/Notes/Record of Photos

- **House and some small sheds**

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

- **Adjacent to and potentially part of the existing settlement**

Looking across site to north west



Looking across site to west



Existing house on site



Existing access to house/site (and Field House)



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	
<p>Note key points in the site's favour in terms of environment:</p> <ul style="list-style-type: none"> • Potential to create strong built form at corner with roundabout. • Potential to link the main part of the settlement to the Woodbridge Inn with pavements/paths. 	
<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"> • 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. • Potential to create strong built/landscape corner in design terms and link to pub. • Completes (with the Rushall Road site) a clear triangular settlement. • Best developed with Rushall Road site, 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 and landscaping 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 potentially suitable, what mitigation might be needed to make it properly suitable?</p> <ul style="list-style-type: none"> • The site is such that its development in line with the criteria below is unlikely to have any negative impact on the wider landscape of the AONB or on the Woodbridge Inn. • (This is not dependent on it being developed with the Rushall 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, or down-facing lighting only.**
- **Design styles and landscaping to complement the Woodbrige Inn and enhance the identity of the roundabout corner.**
- **Road access and footpaths to be agreed.**

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.)

- **Criteria (as above and others) to be included in the plan**



NB. Field House is called North View on this map.