

Bratton Neighbourhood Plan

Site Options and Assessment Final Report

Bratton Parish Council

September 2023

Quality information

<u>Prepared by</u>	<u>Checked by</u>	<u>Verified by</u>	<u>Approved by</u>
Angus McNeill Peel Urban Planner Jack Wilton-Cooley Graduate Planner	Tim Fearn Principal Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director

Revision History

<u>Revision</u>	<u>Revision date</u>	<u>Details</u>	<u>Authorised</u>	<u>Name</u>	<u>Position</u>
V1	15.06.23	Draft report	UM	Una McGaughrin	Associate Director
V2	31.07.23	Revised draft report following QB review	UM	Una McGaughrin	Associate Director
V3	24.08.23	Revised draft report for Locality review	UM	Una McGaughrin	Associate Director
V4	14.09.23	Final report following Locality review	UM	Una McGaughrin	Associate Director

Prepared for:

Bratton Parish Council

AECOM Limited
Aldgate Tower
2 Lemn Street
London E1 8FA
United Kingdom
aecom.com

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Abbreviations used in the report

CA	Community Area
DLUHC	Department for Levelling Up, Housing and Communities
Ha	Hectare
HSAP	Housing Site Allocations Plan
LCA	Landscape Character Assessment
LPR	Local Plan Review
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SAC	Special Areas of Conservation
SHELAA	Strategic Housing Economic Land Availability Assessment
SSSI	Sites of Special Scientific Interest
SPA	Special Protection Areas
TPO	Tree Preservation Order
WCS	Wiltshire Core Strategy

Executive Summary

The Bratton Neighbourhood Plan, which will cover the whole of Bratton Parish, is being prepared in the context of the adopted Wiltshire Core Strategy (2015), the Wiltshire Housing Site Allocations Plan (2020), the saved West Wiltshire District Plan Policies (2007) and the emerging Wiltshire Local Plan Review. Bratton is located three miles east of Westbury, and the neighbourhood area was designated in 2017.

Bratton has a significant number of landscape and heritage constraints, including a Special Landscape Area, Conservation Area, many Grade II* and Grade II listed buildings and Scheduled Monuments. The village is located at the foot of Salisbury Plain escarpment to its south which means that it sits at a sensitive location within the landscape and is visible in long distance views from the ridgeline.

Bratton Parish Council is seeking to identify potentially suitable sites for allocation in the Neighbourhood Plan that would meet the community needs and plan objectives for residential development. The draft Wiltshire Local Plan Review sets an indicative housing requirement for 44 homes for Bratton of which there is a residual requirement of 4 homes. An allocation would therefore provide additional housing over and above the Local Plan requirement, so evidence to demonstrate this need would be expected.

This report assesses seven sites within the neighbourhood area which have been identified through the neighbourhood plan 'call for sites' process and the Wiltshire Strategic Housing Economic Land Availability Assessment (SHELAA). Of these, four were new sites submitted to the call for sites, two were sites previously submitted to the SHELAA and resubmitted to the 'call for sites', and one was only submitted to the SHELAA. All seven sites have been assessed for their suitability for residential development.

This report concludes that none of the sites are currently suitable (i.e. have no or very few constraints), but three sites are potentially suitable for allocation in the Neighbourhood Plan subject to the mitigation of identified constraints. As part of the site selection process the Steering Group should identify sites that best meet the identified housing requirement, community needs and plan objectives for development and should consult on site options with the community of the Parish, as well as landowners and other stakeholders. These three sites are:

- Site A - Land at Trowbridge Road, Bratton, Westbury, BA13 4TU, Wiltshire;
- SHELAA 3682 - Land on the northern side of B3098, Westbury Road, Bratton, BA13 4TB, Westbury, Wiltshire; and
- Site F / SHELAA 738 - Land on southern side of B3098 Westbury Road, known as Old Danes Lye Cottage View, BA13 4TB, Bratton, Westbury.

The remaining four sites are considered unsuitable for allocation.

1. Introduction

- 1.1 This report is an independent assessment of potential development sites for the Bratton Neighbourhood Plan on behalf of Bratton Parish Council (the 'Qualifying Body'). The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality. **Figure 1** provides a map of the designated Bratton Neighbourhood Area, covering the whole Parish.
- 1.2 Bratton is a village and parish situated in the west of the county and unitary authority of Wiltshire. Bratton is located three miles east of Westbury, the nearest town, six miles south-east of Trowbridge and eight miles south of Melksham. It is served by the B3098 / Westbury Road which leads from Westbury through Bratton towards the next village Edington and onwards towards Market Lavington.
- 1.3 The village is located at the foot of the northern escarpment of the sparsely populated plateau of Salisbury Plain where it meets the low lying and densely populated Avon Vale where many of Wiltshire's largest towns are located. The parish is nationally significant for its heritage and has a sensitive landscape, with the ridgeline crossing the parish affording expansive views across the west of Wiltshire. The parish contains numerous Grade II* and Grade II listed buildings, and several Scheduled Monuments including most notably the local landmark the Westbury White Horse, and Bratton Camp, an Iron Age hillfort. There is one particular Scheduled Monuments of note, Medieval moated site 110m north west of Grange Farm which is adjacent to Site A. The parish is environmentally constrained by several environmental designations, including an SAC, SSSI and SPA which cover much of the south of the parish.
- 1.4 The village of Bratton has a population of 1,200 as of the 2021 census. Facilities include a Village Shop (with Post Office); Public House; GP Surgery and Dispensary (outpost to the White Horse Surgery); Primary School; Pre-School Nursery; two Places of Worship (St James' the Great Parish Church and Bratton Baptist Church); two Community Halls (The Jubilee Hall and Bratton Church Institute); Village Green (including children's play area); Community Orchard; two sets of Allotments; and Sports Recreation Ground (with facilities for cricket and football). A Café, Hair and Beauty Salon, and Garden Centre are located close-by at Fitzroy Farm in the bordering Parish of Edington. Bratton is also served by bus services such as the regular 87, 87A (Wednesday only), EE3 (Thursday only), 877 (Saturday service) and X88 (Sunday service) from four bus stops in the village centre on the B3098/Westbury Road. These provide regular links to Westbury, Trowbridge and Devizes and occasional buses to Bath.
- 1.5 Bratton Parish Council started the development of the Neighbourhood Plan in 2017 when the steering group was formed, and the Parish boundary was designated as the neighbourhood area in March 2018. The Parish Council

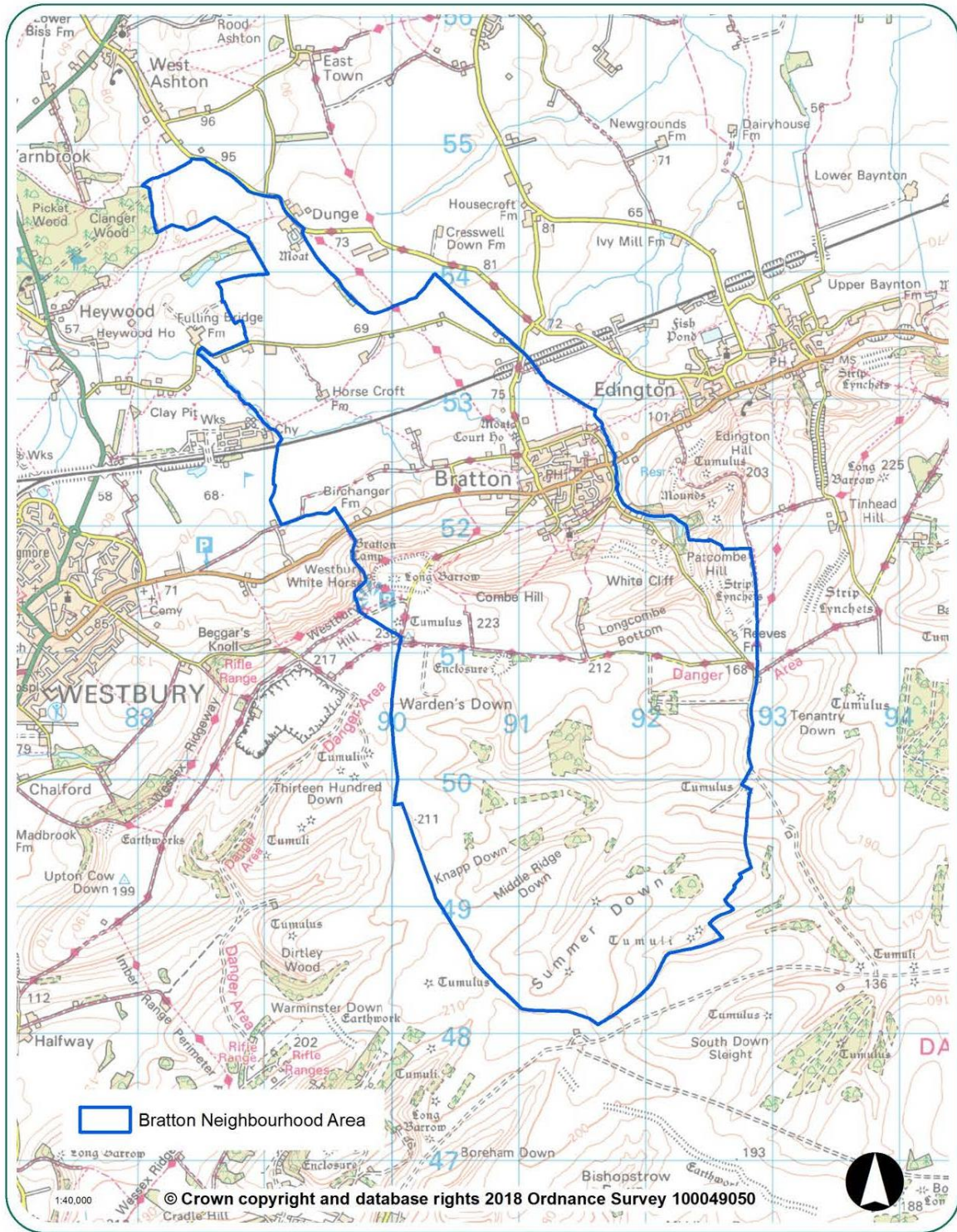
conducted a Call for Sites in December 2022 – January 2023¹ to encourage local residents and landowners to put forward sites for potential allocation through the Neighbourhood Development Plan.

- 1.6 The purpose of this Site Options and Assessment report is to produce a clear and evidence-based assessment as to whether the sites submitted through the Call for Sites are appropriate for allocation for their proposed uses in the emerging Neighbourhood Plan. It also includes a review of sites identified through the Wiltshire Local Plan Strategic Housing Economic Land Availability Assessment (SHELAA)² as these should also be included for consideration as potential neighbourhood plan allocations to ensure that all available sites have been considered. This assessment does not consider whether the sites are suitable for designation as Local Green Spaces.
- 1.7 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.8 This assessment in itself does not allocate sites for development. It is the responsibility of Bratton Parish Council to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to select to best address local needs and Neighbourhood Plan objectives.

¹ Available at <https://brattonparishcouncil.gov.uk/call-for-sites/>

² Available at <https://www.wiltshire.gov.uk/article/1084/Monitoring-and-evidence>

Figure 1 Bratton Neighbourhood Area (Source: Wiltshire Council)



2. Methodology

2.1 The approach to site assessment is based on the Government's Planning Practice Guidance (Housing and Economic Land Availability Assessment³ and Neighbourhood Planning⁴) and Locality's Neighbourhood Planning Site Assessment Toolkit⁵. These all follow an approach of assessing sites for development based on whether the site is suitable, available and achievable. In this context, the methodology for identifying and assessing sites is presented below.

Task 1: Site Identification

2.2 The first task is to identify which sites should be considered as part of the site assessment for the Bratton Neighbourhood Plan. A neighbourhood-scale 'call for sites' was completed between December 2022 and January 2023, in which a total of four new sites were submitted and two sites that had already been considered in the SHELAA. All of the seven potential sites identified through both the Wiltshire SHELAA and the 'call for sites' were offered for residential development.

Task 2: Site Assessment and Review

2.3 All sites are assessed using a site appraisal proforma based on the Government's National Planning Practice Guidance and the Locality Site Assessment Toolkit. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria. All completed proformas are provided in **Appendix A** of this report.

2.4 The proforma enables a range of information to be recorded, including:

- General information:
 - Site location and use; and
 - Site context and planning history.
- Context:
 - Type of site (greenfield, brownfield etc.); and
- Suitability:
 - Site characteristics;
 - Environmental considerations;

³ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

The proformas combine a desktop assessment and a site visit which was undertaken in May 2023. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview, MAGIC maps and Local Authority data in order to judge whether a site is suitable for the use proposed. The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 3: Consolidation of Results

- 2.5 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no or very few constraints and are thus appropriate as site allocations, 'amber' for sites which are potentially suitable if constraints can be resolved and 'red' for sites which are not considered currently to be suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. whether or not the site is suitable, available and achievable for a proposed use.
- 2.6 Site capacity figures have not been provided as part of this assessment at the request of the Neighbourhood Plan Steering Group. The findings of this site assessment will be used to inform ongoing discussion with landowners and site promoters over the scale and form of development on individual sites.

3. Planning Policy context

- 3.1 The neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. It is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2021)⁶ and is supported by Planning Practice Guidance (PPG)⁷. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is Wiltshire Council. The key document making up the adopted statutory development plan for Bratton is the Wiltshire Core Strategy (adopted January 2015). The Core Strategy sets out a spatial strategy and vision for the district for the period from 2011 to 2026. It replaces the South Wiltshire Core Strategy as well as a number of policies from the former district councils' local plans.
- 3.5 All councils are required to revisit their Local Plans every five years. Therefore, Wiltshire Council are preparing the next Local Plan to cover the period up until 2038. A consultation on the draft vision and options for the new Local Plan was held between January and March 2021. Recently, Wiltshire Council published a consultation document on the Local Plan Review considered by Cabinet on 11 July 2023 and at Full Council on 18 May 2023. The plan will next to the final public pre-submission consultation likely to take place in autumn 2023. As this document is a snapshot in time and none of the emerging Local Plans are yet to carry weight in determining planning applications, there is therefore a limited extent to which the consultation document can be taken into account.
- 3.6 The policies of particular relevance to development in Bratton are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

National Planning Policy Framework

- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can

⁶ Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

be taken to secure net gains across the economic, social, and environmental objectives.

- 3.8 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.9 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.10 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.11 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.12 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 69a) suitable for housing in their area.
- 3.13 **Paragraph 78** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.14 **Paragraph 80** highlights the need to avoid the development of isolated homes in the countryside.
- 3.15 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.16 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.17 **Paragraph 161** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. Paragraph 162 explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that

development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding.

- 3.18 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.19 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.20 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 201 goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Wiltshire Planning Policy

Wiltshire Core Strategy (2015)

- 3.21 The Wiltshire Core Strategy (WCS)⁸ was adopted in January 2015 and sets the overarching planning policy framework for Wiltshire to 2026, including providing for the delivery of at least 42,000 dwellings over the plan period. The following policies are of particular relevance to the Neighbourhood Plan site assessment. An interactive map of spatial policies from the Core Strategy is available on the Wiltshire Council website⁹.
- 3.22 Core Policy 1 establishes the settlement hierarchy for Wiltshire. Bratton is classified as a 'Large Village' in the hierarchy within the Westbury Community Area (CA). Large Villages are defined as "settlements with a limited range of employment, services and facilities, and few employment opportunities."

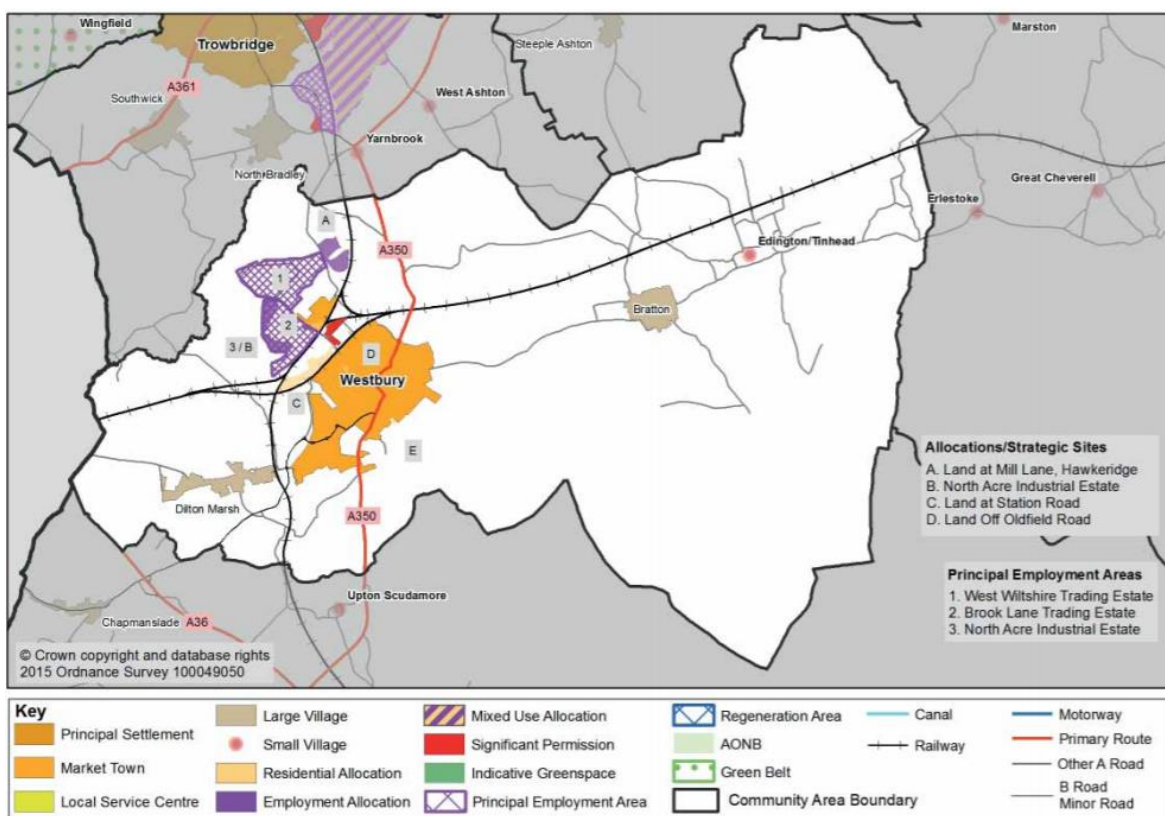
⁸ Available at <https://www.wiltshire.gov.uk/planning-policy-core-strategy>

⁹ Available at <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=8175cb711fd94b338e2b9f748c4e91f2>

3.23 Core Policy 2: Delivery Strategy seeks to deliver a minimum housing requirement of 42,000 dwellings. Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations Development Plan Documents and by supporting communities to identify sites through neighbourhood planning.

3.24 Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. Other than in circumstances as permitted by other policies within this plan, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations DPDs and Neighbourhood Plans.

Figure 2 Westbury Community Area policies map (Source: Wiltshire Council, 2015)



3.25 **Core Policy 32:** outlines the ‘Area Strategy’ for the Westbury CA as follows:

3.26 ‘Over the plan period (2006 to 2026), 18.5 ha of new employment land will be provided’ and ‘approximately 1,615 new homes will be provided, of which about 1,500 should occur at Westbury.’

3.27 The policy states that ‘development in the Westbury Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1’.

- 3.28 **Core Policy 43:** Providing affordable homes states that sites of five or more dwellings in the designated 40% affordable housing zone (which includes Bratton) should include at least 40% on-site affordable housing provision. The provision of affordable housing may vary on a site-by-site basis considering evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development.
- 3.29 **Core Policy 44:** Rural exceptions sites allows an exception to policy to allow for a proactive approach to the provision of affordable housing to be delivered in conjunction with parish councils and working with local communities and other parties, provided that:
- i. The proposal has clear support from the local community.
 - ii. The housing is being delivered to meet an identified and genuine local need.
 - iii. The proposal is within, adjoining or well related to the existing settlement.
 - iv. Environmental and landscape considerations will not be compromised.
 - v. The proposal consists of 10 dwellings or fewer.
 - vi. Employment and services are accessible from the site.
 - vii. Its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement.
 - viii. The affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant.
- 3.30 **Core Policy 45:** Meeting Wiltshire's housing needs states that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source. In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs survey.
- 3.31 **Core Policy 50:** Biodiversity and Geodiversity ensures that development proposals must demonstrate how they protect features of nature conservation and geological value. All development proposals should incorporate appropriate measures to avoid and reduce disturbance of sensitive species and habitats throughout the lifetime of the development, and direct and indirect impacts upon local sites should be avoided through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances and subject to the criteria detailed in the policy.

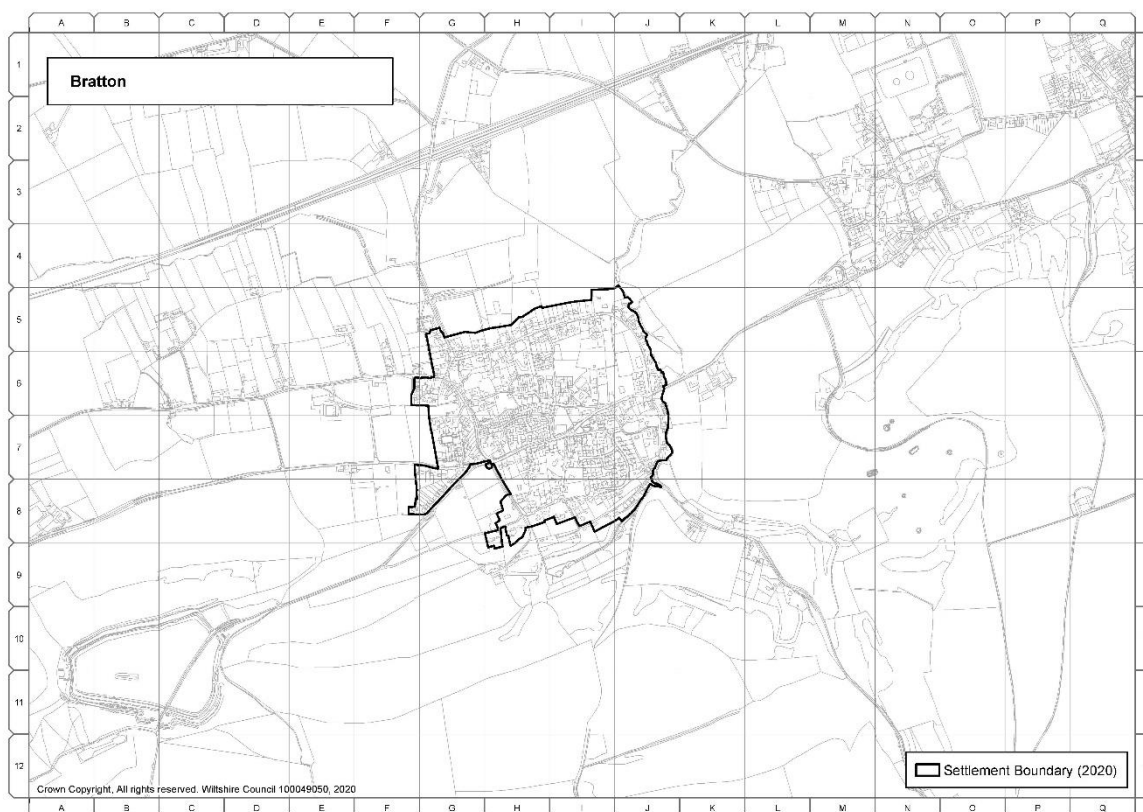
- 3.32 **Core Policy 51:** Landscape seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.
- 3.33 **Core Policy 52:** Green Infrastructure requires development to make provision for the retention and enhancement of Wiltshire's green infrastructure network (i.e., amenity green space, woodland, green corridors, and allotments) and shall ensure that suitable links to the network are provided and maintained and to make provision for accessible open spaces (such as parks, play areas, sports pitches and allotments) in accordance with the adopted Wiltshire Open Space Standards. If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure will be required.
- 3.34 **Core Policy 58:** Ensuring the conservation of the historic environment states that development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings should be conserved, and where appropriate enhanced in a manner appropriate to their significance.

Wiltshire Housing Site Allocations Plan (2020)

- 3.35 The Wiltshire Housing Site Allocations Plan (HSAP)¹⁰ was adopted in February 2020. The HSAP sits alongside the WCS as part of the adopted Development Plan for Wiltshire. In this context the HSAP has two purposes. Firstly, to review and revise settlement boundaries where necessary and secondly to allocate new sites for housing to 'ensure a rolling five-year supply in each of Wiltshire's three HMAs over the plan period to 2026'. The geographic scope of the HSAP is the entire WCS plan area with the exception of the Chippenham CA.
- 3.36 The HSAP makes provision for one site allocation in the Bratton area, under Policy H2.11 at Court Orchard/Cassways, Bratton. The policy allocates the site for 35 dwellings; with vehicular access from B3098; and improvements to cycling and walking routes through the site to link into the existing network including BRAT24 and BRAT25.
- 3.37 Defined settlement boundaries can be altered through a Neighbourhood Plan where this will help achieve the plan's objectives, subject to consultation with the Local Planning Authority and conformity with the Local Plan. For example, the settlement boundary could be amended through the Neighbourhood Plan in order to accommodate a site allocation in the Neighbourhood Plan.

¹⁰ Available at <https://www.wiltshire.gov.uk/article/1081/Wiltshire-Housing-Site-Allocations-Plan>

Figure 2 Bratton settlement boundary (Source: Wiltshire HSAP 2020)



West Wiltshire District Plan – Saved Policies (2004)

3.38 Although the West Wiltshire District Plan has largely been superseded by policies in the WCS and the HSAP, a number of policies¹¹ were “saved” in 2007 and are still considered part of the Development Plan for the former West Wiltshire District Council area, which includes Bratton. While most of the saved policies relate to the Development Management process and the detail of planning applications, some have a broader application associated with specific locations within the neighbourhood area. Of particular relevance are the following two policies:

3.39 **Policy C3: Special Landscape Areas** defines five Special Landscape Areas (SLAs) within which the landscape character will be conserved and enhanced, and development will not be permitted which is considered to be detrimental to the high quality of these landscapes. Proposals for development essential to the social and economic well-being of the rural community or desirable for the enjoyment of the amenities of the SLA will be permitted, where it has regard to

¹¹ Available at <https://www.wiltshire.gov.uk/article/1077/Saved-policies-from-District-Local-Plans>

highways, access, scale, design, materials, location, siting, landscaping and other appropriate environmental considerations.

- 3.40 The Salisbury Plain SLA includes part of the neighbourhood area, covering the entire area within the Bratton settlement boundary, as well as the countryside to the south of the village. The extent of the SLA can be viewed on the interactive policies map¹².
- 3.41 **Policy H18:** Areas of Minimum change within Village Policy Limits have been defined, as indicated on the Proposals Map. Within Areas of Minimum Change planning permission will not be granted for new housing development.
- 3.42 There are also important open spaces within villages which should be protected from any development which would be detrimental to the character of the settlement. These might be paddocks, glebe land, village greens, the grounds of large houses, tongues of adjacent fields and a variety of “soft” and vulnerable areas often related to historical development patterns. These need to be kept as unchanged as possible to maintain and enhance the character, and to preserve the essential form of a village as a composition of buildings and spaces. Where applicable, Areas of Minimum Change have been identified in the *Policy H17* villages, and these areas are defined in *Policy H18*. In the villages covered by Policy H19 there will be similarly valuable open areas which should be protected.

Wiltshire Local Plan Review

- 3.43 The emerging **Wiltshire Local Plan Review** (LPR) will replace the adopted Core Strategy and Site Allocation Plan. It is important that the Neighbourhood Plan is aligned as far as possible with the emerging Local Plan to avoid being superseded by new policies once adopted.
- 3.44 Wiltshire Council published a consultation document on the Local Plan Review considered by Cabinet on 11 July 2023 and at Full Council on 18 May 2023.¹³ The final public pre-submission consultation is expected to take place in autumn 2023.
- 3.45 The key points of relevance are:
- A housing need for Wiltshire of 36,740 across the plan period of 2016-2038.
 - The housing requirement for Bratton to 2038 has been updated from the original figure of 40 to 44, with a residual figure of 4¹⁴.

¹³ See [Local Plan Review - Wiltshire Council](#)

¹⁴ See page 202 of the Rural Settlements Paper: https://www.wiltshire.gov.uk/media/11432/Rural-Settlement-Housing-Requirements-Distribution-Outputs-2023/pdf/Rural_Settlement_Housing_Requirements__Distribution_Methodology__Outputs_2023_osv5udx8vzgb.pdf?m=638239969492700000

- Most of the saved policies are deleted.

Evidence Base Documents

3.46 The relevant evidence base documents for Bratton include:

- Wiltshire SHELAA (2017);
- West Wiltshire Landscape Character Assessment (2007); and
- Trowbridge Bat Mitigation Strategy (2020).

4. Conclusions

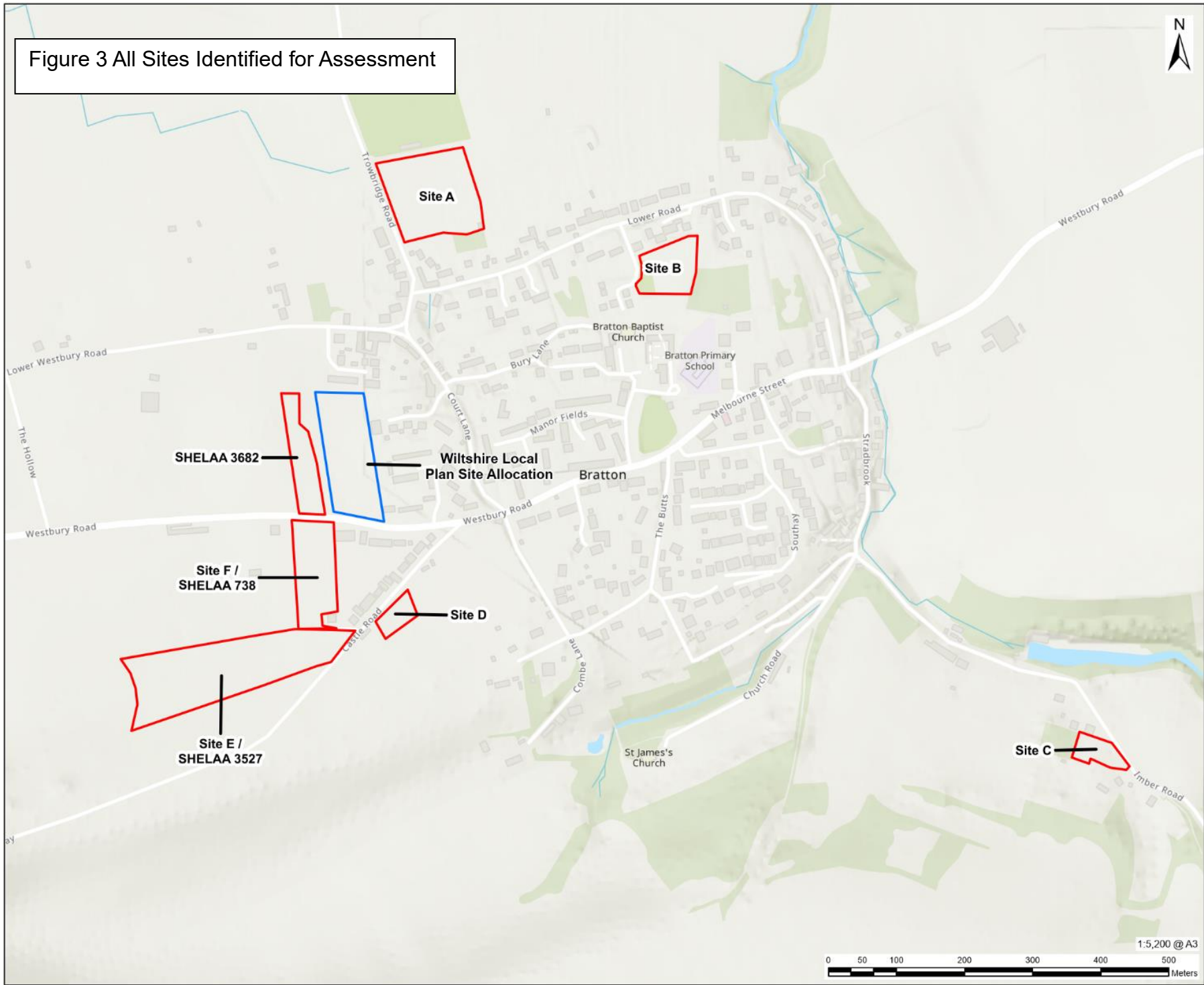
4.1 This chapter sets out the sites which have been identified within the Bratton Neighbourhood Area and the site assessment findings.

4.2 **Table 1** and **Figure 4** set out the site details and how they have been identified.

Table 1 Sites identified for assessment

Site Ref.	Site Name	Area (Ha)	Proposed Uses	Site Source
Site A	Land at Trowbridge Road, Bratton, Westbury, BA13 4TU, Wiltshire	1.53	Housing	Neighbourhood Plan Call for Sites
Site B	Pear Tree Orchard, Bratton, Westbury, BA13 4EU, Wiltshire	0.62	Affordable housing	Neighbourhood Plan Call for Sites
Site C	Land adjacent to 7 Imber Road, Bratton, Westbury, BA13 4SH, Wiltshire	0.25	Housing	Neighbourhood Plan Call for Sites
Site D	Castle Road, Bratton, Westbury, BA13 4SP, Wiltshire	0.2	Housing	Neighbourhood Plan Call for Sites
Site E/ SHELAA 3257	Danes Lye, Bratton, Westbury, BA13 4TB, Wiltshire	2.83	Housing	Neighbourhood Plan Call for Sites
Site F/ SHELAA 783	Land on southern side of B3098 Westbury Road, known as Old Danes Lye Cottage View, BA13 4TB, Bratton, Westbury	0.91	Housing	Neighbourhood Plan Call for Sites
SHELAA 3682	Land on the northern side of B3098, Westbury Road, Bratton, BA13 4TB, Westbury, Wiltshire	0.81	Housing	Wiltshire SHELAA

Figure 3 All Sites Identified for Assessment



Site Assessment Summary

- 4.3 This chapter also provides a summary the assessment findings for each of the seven nominated development sites. All sites are presented in a table which brings together a summary of the site source, details, and overall suitability for development.
- 4.4 The summary table should be read alongside the completed proformas and review forms presented in **Appendix A**, which contains a more detailed analysis of the sites.
- 4.5 The tables include a ‘traffic light’ suitability ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Neighbourhood Plan for residential development.
- 4.6 The assessment concludes that none of the sites were considered to be currently suitable (i.e., have no or very few constraints), but three sites are potentially suitable for allocation in the Neighbourhood Plan subject to the mitigation of identified constraints. The remaining four sites are unsuitable for allocation. The results of the site assessment are shown in the map in **Figure 5**.

Table 2 Site Assessment Summary

Site Ref.	Area (Ha)	Source	SHELAA ref	Site rating (Red / Amber / Green)	Neighbourhood Plan Site Assessment Summary
Site A Land at Trowbridge Road, Bratton, Westbury, BA13 4TU, Wiltshire	1.53	NP Call for Sites	SHELAA 3756		The site is potentially suitable and available for development and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a field located on the east side of Trowbridge Road north of Bratton, adjacent to the settlement boundary. It is located immediately east of a Scheduled Monument, a medieval moated site, on the west side of Trowbridge Road and is partially within the Conservation Area in its south western corner. The site is situated between houses to the south and south west and the Recreation Ground to the north. If development was considered, screening is likely to be required on all sides of the site, particularly the western perimeter to reduce impact on the setting of the Scheduled Monument. Surface water flood risk at the northern end of the site may reduce the developable area. There are also power lines crossing the site. Any development proposals should consider the setting of the Conservation Area and take a sensitive approach to the design and layout of the development. Development may impact heritage assets, particularly the medieval ridge and furrow cultivation which was confirmed by Historic England, and sensitive design would be required. Development may result in the loss of the Best and Most Versatile agricultural land, and further surveys may be required to determine if the land is classified as Grade 3a.
Site B	0.62	NP Call for Sites			The site is not currently suitable for development. The site is a paddock and allotments located off Pear Tree Orchard within the settlement boundary. It is covered by West Wiltshire District Plan

Site Ref.	Area (Ha)	Source	SHELAA ref	Site rating (Red / Amber / Green)	Neighbourhood Plan Site Assessment Summary
Pear Tree Orchard, Bratton, Westbury, BA13 4EU, Wiltshire					<p>Saved Policy H18 Areas of Minimum Change and would therefore be contrary to adopted Local Plan policy. In addition, the site is within a Conservation Area, has high landscape and visual sensitivity and is within a Special Landscape Area and specifically identified as an area sensitive to change. Development would remove an area of remaining open land within the village envelope. Development could potentially result in the loss of land in use as allotments, which would be contrary to West Wiltshire District Plan Saved Policy R12 Allotments unless there is appropriate alternative provision, or it can be demonstrated that there is no longer demand for such a use locally. Development may result in the loss of the Best and Most Versatile agricultural land.</p>
Site C Land adjacent to 7 Imber Road, Bratton, Westbury, BA13 4SH, Wiltshire	0.25	NP Call for Sites	N/A		<p>The site is not currently suitable for development. The site is greenfield land to the rear of an existing property on Imber Road. This is outside of the built up area of Bratton and the village's settlement boundary and therefore located in the open countryside. The site is adjacent to the Conservation Area, covering an area known as Danes' Ley and Luccombe Mill. The site is a significant distance from the village, and 1,000 metres from the nearest amenity, but has no safe pedestrian access. The site is within a Special Landscape Area and has high landscape and visual sensitivity. It is in an elevated location in close proximity to the escarpment of the ridge to the south and would potentially be visible in views from the ridgeline. Development in this location is also against national and local policy, particularly Saved Policy C3 and</p>

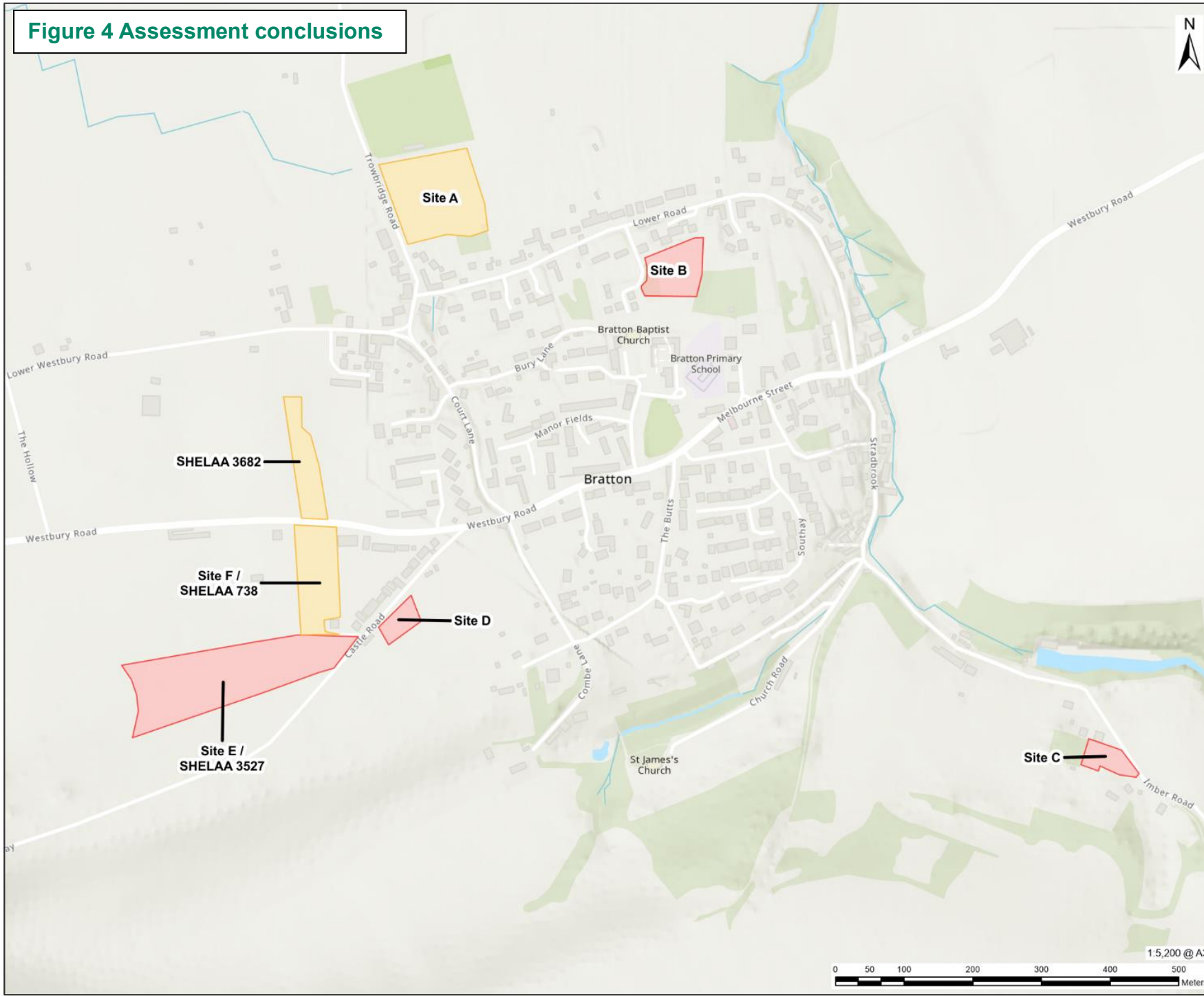
Site Ref.	Area (Ha)	Source	SHELAA ref	Site rating (Red / Amber / Green)	Neighbourhood Plan Site Assessment Summary
					Core Strategy Policies 1 and 32, owing to its unsustainable location away from existing amenities and without pedestrian access or public transport.
Site D Castle Road, Bratton, Westbury, BA13 4SP, Wiltshire	0.2	NP Call for Sites	N/A		The site is not currently suitable for development. It is greenfield land in equestrian use to the south of Castle Road. The site lies to the south west of the village adjacent to the settlement boundary and the built up area. It is within the Special Landscape Area. The site has no pedestrian access as there is no footpath on Castle Road. The site has high landscape and visual sensitivity as it is located to the south of the edge of built up area. This part of the SLA is particularly sensitive because it is exposed to long distance views to and from the ridge to the south. It lacks a defensible boundary on three sides. There would be potential impact on the character of the settlement by introducing isolated development on the southern side of Castle Road.
Site E Danes Lye, Bratton, Westbury, BA13 4TB, Wiltshire	2.83	NP Call for Sites	SHELAA 3527		The site is not currently suitable for development. The site is a large field to the west of Castle Road in the south west of the village adjacent to the settlement boundary and the built up area. The site is within the Special Landscape Area. The site has no pedestrian access as there is no footpath on Castle Road. The site has high landscape and visual sensitivity as it is located to the south west of the built up area on steeply sloping land, some of which forms part of the escarpment of the ridge. This part of the SLA is particularly sensitive because it is in an elevated location, exposed to long

Site Ref.	Area (Ha)	Source	SHELAA ref	Site rating (Red / Amber / Green)	Neighbourhood Plan Site Assessment Summary
					distance views to and from the ridge to the south and forms an essential aspect of the character, which is open land at the foot of the escarpment. Development of the site would impact on settlement character as it would extend away from dwellings to the north-east and experiences a significant change in level.
Site F Land on southern side of B3098 Westbury Road, known as Old Danes Lye Cottage View, BA13 4TB, Bratton, Westbury	0.91	NP Call for Sites	SHELAA 738		The site is potentially suitable for development and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a field located to the west of Bratton, adjacent to the settlement boundary and the built up area. The site is within the Special Landscape Area. It lies to the south of Westbury Road between existing properties to the east and west. There is a Local Plan allocation to the site's north east which would change the character of this location. There is currently no pedestrian access but it may be possible an existing footpath on the north side of Westbury Road could be extended to the west along Westbury Road subject to purchase or agreement with the landowner of the land on the north side of Westbury Road. However, it does not appear possible to provide a footpath on the south side of Westbury Road. A suitable access solution would need to be established if the site was considered for allocation. There are powerlines crossing the site. The site has medium landscape and visual sensitivity which could be mitigated through the provision of screening of development. In addition, the landscape and visual impacts of development would be reduced if development was limited to the northern part of the site, continuing the linear pattern of

Site Ref.	Area (Ha)	Source	SHELAA ref	Site rating (Red / Amber / Green)	Neighbourhood Plan Site Assessment Summary
SHELAA 3682	0.81	Wilt SHELAA	SHELAA 3682		<p>development on the south side of Westbury Road westwards. Development on the rear southern part of the site should therefore be avoided, because this part of the site is elevated and its character is more influenced by the presence of the ridgeline rather than existing development on Westbury Road. Development may result in the loss of the Best and Most Versatile agricultural land, and further surveys may be required to determine if the land is Grade 3a. There is a significant constraint to development from the lack of pedestrian access and this requires further resolution before allocation or development can be considered.</p>
Land on the northern side of B3098, Westbury Road, Bratton, BA13 4TB, Westbury, Wiltshire					<p>The site is potentially suitable for development and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a field located to the west of Bratton, adjacent to the settlement boundary and the built up area. The site is within the Special Landscape Area. It lies to the north of Westbury Road adjacent and partly within a Local Plan allocation. It is proposed for use as a drainage pond and measures to provide Biodiversity Net Gain for the Local Plan allocation and related planning application PL/2021/05259 and therefore availability of the site would need to be established before it was considered for allocation. There is currently no pedestrian access but it is possible an existing footpath could be extended to the west along Westbury Road as part of development coming forward in this location subject to agreement with the landowner and applicant although this may require variation of the proposed layout of the planning application at the Local Plan</p>

Site Ref.	Area (Ha)	Source	SHELAA ref	Site rating (Red / Amber / Green)	Neighbourhood Plan Site Assessment Summary
					<p>allocation site. There are powerlines on the southern perimeter of the site. The site has medium landscape and visual sensitivity which can be mitigated through the provision of screening of development. In addition, the proposal will need to consider how to extend development outlined by the Local Plan allocation to the west without conflicting with the proposed uses on the site, which include a drainage pond in the eastern part of the site and provision for biodiversity net gain. A design in conjunction with development to the east would allow a more a coherent extension to the village. Development may result in the loss of the Best and Most Versatile agricultural land, and further surveys may be required to determine if the land is Grade 3a.</p>

Figure 4 Assessment conclusions



LEGEND

Bratton Site Boundary RAG Rating

- Amber
- Red

NOTES

1.Esri, Intermap, NASA, NGA, USGS,
Source: Esri, Maxar, Earthstar Geographics,
and the GIS User Community, Esri
Community Maps Contributors, Esri UK, Esri,
HERE, Garmin, Foursquare,
GeoTechnologies, Inc, METI/NASA, USGS

ISSUE PURPOSE

FINAL

PROJECT NUMBER

60571087

FIGURE TITLE

Bratton Neighbourhood Plan Site
Options and Assessment (RAG Rating)

FIGURE NUMBER

Figure 2

5. Conclusions

Site Assessment Conclusions

5.1 Of the seven sites assessed, three sites are considered to be potentially suitable for allocation for residential development in the Neighbourhood Plan. These sites are:

- Site A - Land at Trowbridge Road, Bratton, Westbury, BA13 4TU, Wiltshire;
- SHELAA 3682 - Land on the northern side of B3098, Westbury Road, Bratton, BA13 4TB, Westbury, Wiltshire; and
- Site F/ SHELAA 738 - Land on southern side of B3098 Westbury Road, known as Old Danes Lye Cottage View, BA13 4TB, Bratton, Westbury.

5.2 Of these three sites, two have landscape sensitivity constraints due to location within the Special Landscape Area. These sites are SHELAA 3682 (Land on the northern side of B3098), and Site F (Land on the southern side of B3098). Both sites are located west of Bratton Village. There is potential to mitigate this through sensitive design approaches.

5.3 Site A has heritage constraints due to being partly within the Bratton Conservation Area as well as the location of a Scheduled Monument to the west. Development on the site has the potential to alter the setting of these heritage assets, however, there is potential to mitigate this impact through the use of screening.

Affordable Housing

5.4 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation. Core Policy 43 of the Wiltshire Core Strategy states that sites of five or more dwellings in the designated 40% affordable housing zone (which includes Bratton) should include at least 40% on-site affordable housing provision. The provision of affordable housing may vary on a site-by-site basis considering evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development.

5.5 There is also an option to bring forward affordable housing on 'rural exception sites' in the neighbourhood area, which would be expected to meet national and local rural exception policies and could be supported through a rural exception policy in the Neighbourhood Plan.

Next Steps

5.6 Based on the findings of this report, Bratton Parish Council should engage with Wiltshire Council and the community to select sites for allocation in the

Neighbourhood Plan which best meet community needs and plan objectives from the shortlist of suitable and potentially suitable sites.

5.7 The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with the planning authority;
- The extent to which the sites support the vision and objectives for the NP;
- The potential for the sites to meet the identified infrastructure needs of the community;
- Engagement with key stakeholders; and
- General conformity with strategic Local Plan policy

5.8 The Qualifying Body should be able to demonstrate that the sites are viable for development, i.e. that they provide an adequate financial return for the developer. It is recommended that the Qualifying Body discusses site viability with Wiltshire Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Site Assessment Proformas

Site A

1. Site Details	
Site Reference / Name	Site A
Site Address / Location	Land at Trowbridge Road, Bratton, Westbury, BA13 4TU, Wiltshire
Gross Site Area (Hectares)	1.53
SHLAA/SHELAA Reference (if applicable)	SHELAA 3756
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	35 homes (promoter)
Site identification method / source	Neighbourhood Plan Call for Sites, Wiltshire SHELAA
Planning history	W/07/03307/FUL - New access to field and closure of existing access. Approved December 2007 Historic application (1995) W/94/01245/FUL - Change of use from agriculture to recreation field. Application withdrawn
Neighbouring uses	Recreational field to the north, agricultural field to the east, residential to the south and west of the site

1. Site Details



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- SSSI Impact Risk Zone. Would need to consult Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes, recreation ground adjacent

2. Assessment of Suitability	
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1 : <i>Low Risk</i></p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Medium risk - Areas of medium and high risk on the majority of the site to the north, areas of very low risk in the southern section of the site</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 but a or b unspecified</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes, within a Bat Sensitivity Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes potential to create access from Trowbridge Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - existing access from footpath on Trowbridge Road</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Within</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Powerlines crossing site north to south</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

2. Assessment of Suitability

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	800m	500m	5800m	850m	5000m	850m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is outside of the Special Landscape Area (SLA). The site's flatter context forms part of the Avon Vales NCA 117 rather than the Salisbury Plain & West Wiltshire Downs NCA 132. The site is located at the northern edge of the G1 Bratton and Edgington Greensand and Chalk Terrace identified in the West Wiltshire LCA where this begins to transition towards the vale to the north. As the site is located to the north of the village, existing development prevents uninterrupted views of the dramatic chalk ridge backdrop to the south. Whilst the site is also adjacent to the SLA to the south, the site is largely flat and screened by existing vegetation. Additional and enhanced screening provided as part of a proposal would be able to reduce any landscape impacts from development in this location. Enhanced screening opposite the Scheduled Monument to the west would be required.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site's visual sensitivity is mainly regarding its proximity to a Scheduled Monument to the west. The Scheduled Monument is behind existing screening on the west side of Trowbridge Road. There is additionally some screening on the east side of Trowbridge Road. The visual sensitivity of the site could be mitigated by enhancing screening in this location. Otherwise, the site is flat, outside of the SLA and well screened from wider views.</p>

Heritage Constraints

2. Assessment of Suitability	
<p>Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Medieval moated site 110m north west of Grange Farm designated as a Scheduled monument (ref: 1019735) adjacent to the site to the west. Enhanced boundary screening would reduce impact, although the impact on the setting is fairly low given existing vegetation and separation by the road. Site is partially within the Conservation Area. Grade II listed Grange Farm is also adjacent to the site.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some evidence of a medieval ridge and furrow cultivation has been identified by the Neighbourhood Plan group. This has not been verified and other sites in the assessment have not been assessed for consistency.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Saved West Wiltshire District Plan Policy C3 Special Landscape Areas, Wiltshire Core Strategy Policies 1 and 32</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to /</i> <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>
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3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Powerlines crossing site north to south, may be a need for archaeological investigations due to the medieval ridge and furrow cultivation.</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No assessed capacity - see main report</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Powerlines crossing site north to south</p>

Summary of justification for rating

The site is potentially suitable and available for development and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a field located on the east side of Trowbridge Road north of Bratton, adjacent to the settlement boundary. It is located immediately east of a Scheduled Monument, a medieval moated site, on the west side of Trowbridge Road and is partially within the Conservation Area in its south western corner. The site is situated between houses to the south and south west and the Recreation Ground to the north. If development was considered, screening is likely to be required on all sides of the site, particularly the western perimeter to reduce impact on the setting of the Scheduled Monument. Surface water flood risk at the northern end of the site may reduce the developable area. There are also power lines crossing the site. Any development proposals should consider the setting of the Conservation Area and take a sensitive approach to the design and layout of the development. Development may impact heritage assets, particularly the medieval ridge and furrow cultivation which was confirmed by Historic England, and sensitive design would be required. Development may result in the loss of the Best and Most Versatile agricultural land, and further surveys may be required to determine if the land is classified as Grade 3a.

Site B

1. Site Details	
Site Reference / Name	Site B
Site Address / Location	Pear Tree Orchard, Bratton, Westbury, BA13 4EU, Wiltshire
Gross Site Area (Hectares)	0.62
SHLAA/SHELAA Reference (if applicable)	OM007
Existing land use	Allotments and land for grazing
Land use being considered	Affordable housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	Historic application (1993) along the proposed access road and west of the site: W/93/00689/FUL - Twelve local needs managed houses with access road parking etc. Approved with conditions and now built out.
Neighbouring uses	A mix of residential and greenfield land surrounding the site



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes</p> <p>- SSSI Impact Risk Zone. Would need to consult Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>Yes, school playing fields directly opposite</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1 : Low Risk</p>

2. Assessment of Suitability	
<p>Site is at risk of surface water flooding? See <i>guidance notes</i>:</p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - A mix of very low and low risk areas</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown</p>	<p>Unknown - Grade 3 but a or b unspecified</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>Yes potential to create access from Pear Tree Orchard</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>No - pedestrians have to walk along road on Pear Tree Orchard as no dedicated footpath</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>Yes - via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	Within
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No, allotment to be retained

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	800m	850m	6100m	800m	5300m	800m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less</i> 	<p>High sensitivity - the site is within the Special Landscape Area (SLA). The site forms part of the Salisbury Plain & West Wiltshire Downs NCA 132. The site is within the G1 Bratton and Edgington Greensand and Chalk Terrace. The site is notably sloping in nature, representing its location</p>
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2. Assessment of Suitability	
<p><i>susceptible to development and can accommodate change.</i></p> <ul style="list-style-type: none"> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>on the incline towards the ridge. The site is adjacent to residential features to its north and west. However, development would impact upon one of the remaining open smallholdings within the footprint of Bratton which contributes to the village's rural character. It is importantly within an area identified by Policy H18 Areas of Minimum Change in the West Wiltshire District Plan Saved Policies where planning permission will not be granted for new housing development. This area has been specifically identified as a location which should be protected from any development which would be detrimental to the character of the settlement.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the site forms an important area of open land within the village which along with other smallholdings in this location, reinforces the rural character of the village and the mixture of residential and agricultural settings essential to its visual character. Development of the site would have considerable visual impacts by removing one of the remaining areas of open land, which is also protected by policy.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - within Conservation Area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

<p>Are there any other relevant planning policies relating to the site?</p>	<p>Saved West Wiltshire District Plan Policy C3 Special Landscape Areas, Policy H18 Areas of Minimum Change, Wiltshire Core Strategy Policies 1 and 32</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing build up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No assessed capacity - see main report</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>

Summary of justification for rating

The site is not currently suitable for development. The site is a paddock and allotments located off Pear Tree Orchard within the settlement boundary. It is covered by West Wiltshire District Plan Saved Policy H18 Areas of Minimum Change and would therefore be contrary to adopted Local Plan policy. In addition, the site is within a Conservation Area, has high landscape and visual sensitivity and is within a Special Landscape Area and specifically identified as an area sensitive to change. Development would remove an area of remaining open land within the village envelope. Development could potentially result in the loss of land in use as allotments, which would be contrary to West Wiltshire District Plan Saved Policy R12 Allotments unless there is appropriate alternative provision, or it can be demonstrated that there is no longer demand for such a use locally. Development may result in the loss of the Best and Most Versatile agricultural land.

Site C

1. Site Details	
Site Reference / Name	Site C
Site Address / Location	Land adjacent to 7 Imber Road, Bratton, Westbury, BA13 4SH, Wiltshire
Gross Site Area (Hectares)	0.25
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Garden land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2-5 homes and / or 5 commercial units (promoter)
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	<p>Historic application (1974) : W/74/00417/HIS - Site clearance for erection of split level dwelling of rural design (outline) Refused and dismissed on appeal.</p> <p>Historic application (1987) : W/87/00280/OUT - One dwelling. Refused.</p> <p>Historic application (2000): W/00/00760/FUL - First Floor Extension. Approved with conditions.</p> <p>Historic application (2007): W/07/01031/FUL - Replacement garage with hobby room over. Refused.</p> <p>Historic application (2008): W/08/01045/FUL - Replacement double garage and extension to include hobby room. Approved.</p>
Neighbouring uses	A mix of residential and agricultural land surrounding the site

1. Site Details



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes

- Within SSSI Impact Risk Zone. Would need to consult Natural England for all applications except householder.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

2. Assessment of Suitability	
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1 : <i>Low Risk</i></p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low risk - all categorised as very low risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>No - Grade 5</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes potential to create access from Imber Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - pedestrians have to walk along road on Imber Road as no dedicated footpath</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Within and adjacent</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Powerlines running along north east perimeter of site</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

2. Assessment of Suitability

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	950m	1000m	7000m	950m	6100m	950m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>High sensitivity - the site is within the Special Landscape Area (SLA). The site forms part of the Salisbury Plain & West Wiltshire Downs NCA 132. The site is within the G1 Bratton and Edgington Greensand and Chalk Terrace. The site is sloping in nature and in a fairly elevated location above the village close to the escarpment of the ridge. The site is located in a cluster of properties along Imber Road. However, development would take place in a very rural location a significant distance away from the footprint of Bratton near the escarpment and would potentially be visible in views from the ridge. Development in this location would have high landscape sensitivity and impact the SLA.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity - the site is elevated and isolated from the village some distance away on Imber Road. The site is in close proximity to the escarpment of the ridge and would be visible in views from the ridgeline. Development would impact visually on the SLA in a rural location outside of the village.</p>

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - adjacent to Conservation Area.</p>
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2. Assessment of Suitability

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and or mitigation possible. Luccombe Mill has been nominated for a list of locally valued non-designated heritage assets (LVNDHA) . It should be noted that these non-designated heritage assets are at a very early stage of assessment and may or may not be assessed as suitable for inclusion in the Plan, therefore may not carry any weight.</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Saved West Wiltshire District Plan Policy C3 Special Landscape Areas, Wiltshire Core Strategy Policies 1 and 32</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Powerlines running along north east perimeter of site</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No assessed capacity - see main report</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Powerlines running along north east perimeter of site</p>

Summary of justification for rating

The site is not currently suitable for development. The site is greenfield land to the rear of an existing property on Imber Road. This is outside of the built up area of Bratton and the village's settlement boundary and therefore located in the open countryside. The site is adjacent to the Conservation Area, covering an area known as Danes' Ley and Luccombe Mill. The site is a significant distance from the village, and 1,000 metres from the nearest amenity, but has no safe pedestrian access. The site is within a Special Landscape Area and has high landscape and visual sensitivity. It is in an elevated location in close proximity to the escarpment of the ridge to the south and would potentially be visible in views from the ridgeline. Development in this location is also against national and local policy, particularly Saved Policy C3 and Core Strategy Policies 1 and 32, owing to its unsustainable location away from existing amenities and without pedestrian access or public transport.

Site D

1. Site Details	
Site Reference / Name	Site D
Site Address / Location	Castle Road, Bratton, Westbury, BA13 4SP, Wiltshire
Gross Site Area (Hectares)	0.20
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Equestrian
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	14/10349/FUL- Construction of 2 no. agricultural buildings. Extension to existing stables and construction of new stabling and tack room building. Approved with conditions in 2015.
Neighbouring uses	Residential to the north, agricultural land surrounding the site to the east, south and west



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Yes</p> <p style="color: red;">- SSSI Impact Risk Zone. Would need to consult Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: green;">No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: green;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Flood Zone 1 : Low Risk</p>

2. Assessment of Suitability	
<p>Site is at risk of surface water flooding? See <i>guidance notes</i>:</p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - all categorised as very low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>No - Grade 5</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes, potential to create access from Castle Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - pedestrians have to walk along Castle Road as no pedestrian access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Powerlines running along the north west perimeter of the site
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	550m	150m	5900m	600m	5000m	600m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less</i> 	<p>High sensitivity - the site is within the Special Landscape Area (SLA). The site forms part of the Salisbury Plain & West Wiltshire Downs NCA 132. The site is within the G1 Bratton and Edgington Greensand and Chalk Terrace. The site is sloping in nature and in a fairly elevated location</p>
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2. Assessment of Suitability	
<p>susceptible to development and can accommodate change.</p> <ul style="list-style-type: none"> • Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. • High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. 	<p>above the village close to the escarpment of the ridge. The site is located south of Castle Road which currently forms the existing edge of the built up area of Bratton. Extending the village beyond the road would have landscape impacts on the open landscape character of the countryside south of the village in proximity to the escarpment of the ridge, which is overall important for the integrity of the SLA. This location is exposed to views to and from the ridge. Development in this location would have high landscape sensitivity and impact the SLA.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. • Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. • High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. 	<p>High sensitivity - the site is elevated and exposed to long distance views to and from the ridge, without screening to its south. The site is in close proximity to the escarpment of the ridge and would be visible in views from the ridgeline. Development would impact visually on the SLA and encroach on open countryside at the edge of the village, bringing the built up area beyond the existing edge formed by Castle Road.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

<p>Are there any other relevant planning policies relating to the site?</p>	<p>Saved West Wiltshire District Plan Policy C3 Special Landscape Areas, Wiltshire Core Strategy Policies 1 and 32</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Powerlines running along the north west perimeter of the site</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No assessed capacity - see main report</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Powerlines running along the north west perimeter of the site</p>

Summary of justification for rating

The site is not currently suitable, available and achievable for development. The site is greenfield land in equestrian use to the south of Castle Road. The site lies to the south west of the village adjacent to the settlement boundary and the built up area. The site is within the Special Landscape Area. The site has no pedestrian access as there is no footpath on Castle Road. Pedestrians would have to walk on the road. This means there is no safe, acceptable pedestrian access to the site. The site has high landscape and visual sensitivity as it is located to the south of the edge of built up area. This part of the SLA is particularly sensitive because it is exposed to long distance views to and from the ridge to the south. The site is not screened to its south and is exposed to these views, being at an elevated location. Development would have significant landscape impacts and should therefore be ruled out on the basis of Saved Policy C3. The lack of pedestrian access is also a significant additional constraint. Development would cause the division of an existing larger field and the site lacks a defensible boundary on three sides. There would be potential impact on the character of the settlement by introducing isolated development on the southern side of Castle Road.

Site E

1. Site Details	
Site Reference / Name	Site E
Site Address / Location	Danes Lye, Bratton, Westbury, BA13 4TB, Wiltshire
Gross Site Area (Hectares)	2.83
SHLAA/SHELAA Reference (if applicable)	SHELAA 3527
Existing land use	Equestrian
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	N/A
Neighbouring uses	Agricultural land with some residential properties



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes</p> <p>- SSSI Impact Risk Zone. Would need to consult Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1 : Low Risk</p>

2. Assessment of Suitability	
<p>Site is at risk of surface water flooding? See <i>guidance notes</i>:</p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - all categorised as very low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? Yes / No / Unknown</p>	<p>No - Grade 5</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p>Yes / No / Unknown</p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	<p>No</p>
Physical Constraints	
<p>Is the site: Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	<p>Steeply sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>Yes, potential to create access from Castle Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>No - pedestrians have to walk along Castle Road as no pedestrian access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? Yes / No / Unknown</p>	<p>Yes - via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Powerlines running through eastern corner of site
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	650m	220m	5900m	700m	5000m	700m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less</i> 	<p>High sensitivity - the site is within the Special Landscape Area (SLA). The site forms part of the Salisbury Plain & West Wiltshire Downs NCA 132. The site is within the G1 Bratton and Edgington Greensand and Chalk Terrace. The site is steeply sloping in nature and in a very elevated</p>
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2. Assessment of Suitability

<p>susceptible to development and can accommodate change.</p> <ul style="list-style-type: none"> • <i>Medium sensitivity</i>: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. • <i>High sensitivity</i>: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. 	<p>location above the village partly on the escarpment of the ridge to the site's west. The site is located south west of the village at the village's highest point to the south west. Extending the village in this location would have significant landscape impacts on the open landscape character of the countryside south of the village and the escarpment of the ridge, which is overall essential to the integrity of the SLA. This location is very exposed to views to and from the ridge. Development in this location would have high landscape sensitivity and significantly impact the SLA.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity</i>: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. • <i>Medium sensitivity</i>: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. • <i>High sensitivity</i>: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. 	<p>High sensitivity - the site is elevated and exposed to long distance views to and from the ridge, with only intermittent screening to its south and west. The site is partly on the escarpment of the ridge itself and would impact views from the ridgeline. Development would visually detract from the SLA and encroach on open countryside to the south west of the village in a location which is particularly elevated and steeply sloping.</p>
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Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
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<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
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Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability

<p>Are there any other relevant planning policies relating to the site?</p>	<p>Saved West Wiltshire District Plan Policy C3 Special Landscape Areas, Wiltshire Core Strategy Policies 1 and 32</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Powerlines running through eastern corner of site</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No assessed capacity - see main report</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Powerlines running through eastern corner of site</p>

Summary of justification for rating

The site is not currently suitable for development. The site is a large field to the west of Castle Road in the south west of the village adjacent to the settlement boundary and the built up area. The site is within the Special Landscape Area. The site has no pedestrian access as there is no footpath on Castle Road. The site has high landscape and visual sensitivity as it is located to the south west of the built up area on steeply sloping land, some of which forms part of the escarpment of the ridge. This part of the SLA is particularly sensitive because it is in an elevated location, exposed to long distance views to and from the ridge to the south and forms an essential aspect of the character, which is open land at the foot of the escarpment. Development of the site would impact on settlement character as it would extend away from dwellings to the north-east and experiences a significant change in level.

Site F

1. Site Details	
Site Reference / Name	Site F
Site Address / Location	Land on southern side of B3098 Westbury Road, known as Old Danes Lye Cottage View, BA13 4TB, Bratton, Westbury
Gross Site Area (Hectares)	0.91
SHLAA/SHELAA Reference (if applicable)	SHELAA 738
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	20 homes (promoter)
Site identification method / source	Neighbourhood Plan Call for Sites
Planning history	<p>Historic application (1975): W/75/00383/HIS - Residential development. Refused.</p> <p>Historic application (1976): W/76/01073/HIS - 1 dwelling (outline). Refused.</p> <p>Historic application (1978): W/78/00869/HIS - Dwelling with garages and outbuildings to be used as stabling (outline). Refused.</p>
Neighbouring uses	Residential to the east and west, agricultural to the north and south

1. Site Details



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes
 - SSSI Impact Risk Zone. Would need to consult Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No

2. Assessment of Suitability	
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1 : <i>Low Risk</i></p>
<p>Site is at risk of surface water flooding? See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p><i>Low risk - all categorised as very low risk</i></p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 but a or b unspecified</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Gently sloping or uneven</i></p>

2. Assessment of Suitability

<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes potential to create access from Westbury Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - pedestrians have to walk along Westbury Road as no pedestrian access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Within</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Powerlines running through middle of site east west</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

2. Assessment of Suitability

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	650m	220m	5400m	650m	4600m	650m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Medium sensitivity - the site is within the Special Landscape Area (SLA). The site forms part of the Salisbury Plain & West Wiltshire Downs NCA 132. The site is within the G1 Bratton and Edgington Greensand and Chalk Terrace. The site is gently sloping although the slope increases towards its rear to the south. It is located to the west of the village. The site is exposed to views to and from the ridgeline, although there is existing development to the site's west and east on Westbury Road. If development were to take place on the northernmost part of the site, following the linear development along Westbury Road, this would have lesser landscape impacts than developing the more elevated southern part of the site.</p>
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<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity - the site is visible in views to and from the ridgeline. The site's position adjacent to existing development reduces its visual sensitivity, but the southern rear of the site is more visually sensitive than the northern edge along Westbury Road. The incline of the slope increases towards the rear and has a more exposed character away from existing development. Development should mitigate visual impacts by only taking place on the northern edge of the site.</p>
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Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible /</i> <i>Some impact, and/or mitigation possible /</i> <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
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2. Assessment of Suitability

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact and or mitigation possible. Danes Lye and Old County Police House have been nominated for the list of LVNDHA. It should be noted that these non-designated heritage assets are at a very early stage of assessment and may or may not be assessed as suitable for inclusion in the Plan, therefore may not carry any weight.</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Saved West Wiltshire District Plan Policy C3 Special Landscape Areas, Wiltshire Core Strategy Policies 1 and 32</p>
<p>Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Available now</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Powerlines running through middle of site east west</p>
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>No assessed capacity - see main report</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>N/A</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable Powerlines running through middle of site east west</p>

Summary of justification for rating

The site is potentially suitable for development and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a field located to the west of Bratton, adjacent to the settlement boundary and the built up area. The site is within the Special Landscape Area. It lies to the south of Westbury Road between existing properties to the east and west. There is a Local Plan allocation to the site's north east which would change the character of this location. There is currently no pedestrian access but it may be possible an existing footpath on the north side of Westbury Road could be extended to the west along Westbury Road subject to purchase or agreement with the landowner of the land on the north side of Westbury Road. However, it does not appear possible to provide a footpath on the south side of Westbury Road. A suitable access solution would need to be established if the site was considered for allocation. There are powerlines crossing the site. The site has medium landscape and visual sensitivity which could be mitigated through the provision of screening of development. In addition, the landscape and visual impacts of development would be reduced if development was limited to the northern part of the site, continuing the linear pattern of development on the south side of Westbury Road westwards. Development on the rear southern part of the site should therefore be avoided, because this part of the site is elevated and its character is more influenced by the presence of the ridgeline rather than existing development on Westbury Road. Development may result in the loss of the Best and Most Versatile agricultural land, and further surveys may be required to determine if the land is Grade 3a. There is a significant constraint to development from the lack of pedestrian access and this requires further resolution before allocation or development can be considered.

SHELAA 3682

1. Site Details	
Site Reference / Name	SHELAA 3682
Site Address / Location	Land on the northern side of B3098, Westbury Road, Bratton, BA13 4TB, Westbury, Wiltshire
Gross Site Area (Hectares)	0.81
SHLAA/SHELAA Reference (if applicable)	SHELAA 3682
Existing land use	Agricultural
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	N/A
Site identification method / source	Wiltshire SHELAA
Planning history	Adjacent Application PL/2021/05259 covers only the drainage ponds proposed on the land to the West under the same ownership - Erection of 35 No. dwellings and associated works. Approved with conditions
Neighbouring uses	Greenfield surrounding site



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes</p> <p>- SSSI Impact Risk Zone. Would need to consult Natural England for residential development of 50 units or more, or any residential development of 50 or more houses outside existing settlements/urban areas.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Flood Zone 1 : Low Risk</p>

2. Assessment of Suitability	
<p>Site is at risk of surface water flooding? See <i>guidance notes</i>:</p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low risk - all categorised as very low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Unknown - Grade 3 but a or b unspecified</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping or uneven</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes potential to create access from Westbury Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>No - pedestrians have to walk along Westbury Road as no pedestrian access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - via road only</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>Yes, BRAT24 running along the north of the site</p>

2. Assessment of Suitability

<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	No
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Powerlines running along the southern perimeter of the site
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	650m	220m	5400m	650m	4600m	650m	>800m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less</i> 	<p>Medium sensitivity - the site is within the Special Landscape Area (SLA). The site forms part of the Salisbury Plain & West Wiltshire Downs NCA 132. The site is within the G1 Bratton and Edgington Greensand and Chalk Terrace. The site is gently sloping downwards</p>
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2. Assessment of Suitability	
<p>susceptible to development and can accommodate change.</p> <ul style="list-style-type: none"> • Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. • High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change. 	<p>away from Westbury Road.. It is located to the west of the village. The site is exposed to views to and from the ridgeline, although there is a Local Plan allocation to its east on Westbury Road. Development should incorporate screening to the site's west and north to provide screening from the open countryside.</p>
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. • Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. • High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views. 	<p>Medium sensitivity - the site is visible in views to and from the ridgeline. The site's position adjacent to a Local Plan allocation reduces its likely future visual sensitivity. Development should mitigate visual impacts by providing defensible boundaries and screening on the north and west edges of the site where it is adjacent to open countryside.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>Wiltshire Housing Site Allocations Plan H2.11 Court Orchard/Cassways, Bratton - part of the site is allocated</p>

2. Assessment of Suitability

Are there any other relevant planning policies relating to the site?	Saved West Wiltshire District Plan Policy C3 Special Landscape Areas, Wiltshire Core Strategy Policies 1 and 32, Wiltshire Housing Site Allocations Plan H2.11 Court Orchard/Cassways, Bratton - part of the site is allocated
Is the site: <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	Greenfield
Is the site within, adjacent to or outside the existing built up area? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing built up area
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? <i>Within / Adjacent to and connected to / Outside and not connected to</i>	Adjacent to and connected to the existing settlement boundary
Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i>	No
Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i>	No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	No
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available now

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes / No / Unknown

Powerlines running along the southern perimeter of the site

5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	No assessed capacity - see main report
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	Being used as drainage for housing development on Site SHELAA 321 to the east and being used in Biodiversity Net Gain calculations for the application on the adjacent site, planning application PL/2021/05259.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber: The site is partly, potentially suitable, available and achievable Powerlines running along the southern perimeter of the site

Summary of justification for rating

The site is potentially suitable for development and therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is a field located to the west of Bratton, adjacent to the settlement boundary and the built up area. The site is within the Special Landscape Area. It lies to the north of Westbury Road adjacent and partly within a Local Plan allocation. It is proposed for use as a drainage pond and measures to provide Biodiversity Net Gain for the Local Plan allocation and related planning application PL/2021/05259 and therefore availability of the site would need to be established before it was considered for allocation. There is currently no pedestrian access but it is possible an existing footpath could be extended to the west along Westbury Road as part of development coming forward in this location subject to agreement with the landowner and applicant although this may require variation of the proposed layout of the planning application at the Local Plan allocation site. There are powerlines on the southern perimeter of the site. The site has medium landscape and visual sensitivity which can be mitigated through the provision of screening of development. In addition, the proposal will need to consider how to extend development outlined by the Local Plan allocation to the west without conflicting with the proposed uses on the site, which include a drainage pond in the eastern part of the site and provision for biodiversity net gain. A design in conjunction with development to the east would allow a more a coherent extension to the village. Development may result in the loss of the Best and Most Versatile agricultural land, and further surveys may be required to determine if the land is Grade 3a.

