



Ashton Keynes Neighbourhood Plan Steering Group

Housing Site Consultation Report

update 20th June 2016



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Introduction

1 Purpose of the Consultation

The purpose of the housing site assessment consultation events held on the 20th and 24th January 2015 was to gather opinions and comments from residents of Ashton Keynes and interested parties on preferences for potential housing development sites in the Parish that could deliver a proportionate contribution to the indicative requirement¹ for the Remainder² of the Malmesbury Community Area to the period up to 2026.

The information gathered on site preferences adds to the evidence base collected by the Ashton Keynes Neighbourhood Plan Steering Group through previous consultation exercises, and will assist in informing decision making on housing site allocations in the Parish that contribute towards local housing needs and that of the Malmesbury Community Area.

2 Potential Housing Sites

Ten potential sites were identified that held potential for housing development sites. Some of these sites are listed in the SHLAA (Strategic Housing Land Availability Assessment) report issued by Wiltshire Council, whilst others have been identified through discussions with land owners with development interest. All sites lie within the Designated Neighbourhood Area.

3 Information Displayed

An overview of the reasoning for needing to assess potential housing sites in the Parish and for allocating a site, or sites, that make a meaningful contribution to the Malmesbury Community Area's indicative housing requirement was presented in displays. Detailed information, where available, on each of the ten potential housing sites was presented. Comprehensive Site Assessment Profiles, made available in Appendix A, informed a summary listing the main characteristics of all sites in the display presentations.

4 Survey Questionnaire

A two page survey questionnaire was given to each visitor to the consultation events. This gave outline details for each site and options to indicate support, or not support, for each site and the option to rank sites supported. The opportunity to make written comments for each site was also provided. The questionnaire was also made available on the Ashton Keynes Neighbourhood Plan website for a 30 day period.

5 Survey Analysis

Responses from the survey were analysed quantitatively to assess the level of support for each site, and the ranking preference. The analysis is made available in Appendix C. An interpretation of comments into main identifiable categories was also conducted and is shown in Appendix D.

¹ See Appendix E for further details. The Wiltshire Core Strategy states an indicative requirement for housing numbers rather than a minimum requirement.

² The Remainder of the Malmesbury Community Area represents the 19 parishes excluding Malmesbury town itself.

Potential Housing Sites

Site 1 – Land at Church Farm, Cox’s Hill

Site 1



Land at Church Farm, Cox’s Hill

- *Size of site:* 2.38 hectares
- *Current use:* Greenfield, open space, with agricultural use
- *Proposed number of houses:* 71 (as per SHLAA)
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* The site also has the potential to accommodate a small number of business units
- *Relation to built-up area:* ½ mile from Village centre
- *Relation to conservation area:* The site is within the conservation area boundary
- *Relation to flood zones:* Not within Flood Zones 2 or 3
- *Access:* From Cox’s Hill
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 614 - Land at Church Farm

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilt HMA
Address	Church Farm		
Settlement	Ashton Keynes		
Previous Use	Greenfield		
Gross Site Area	3.17 ha	Suitable Site Area	3.17 ha
Reason for smaller suitable area	None		
Developable Site Area	2.38 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Multiple or unknown ownership		
Availability	Not available at present as in multiple or unknown ownership		
Capacity	71	Deliverable within 5 yrs	No
Deliverable in 6-10 yrs	Yes	Deliverable in 11-15 yrs	Yes



Site 2 – Land at Dairy Farm Bungalow and Dairy Fields

Site 2



Land at Dairy Farm Bungalow, and Dairy Fields

- *Size of site:* 1.59 hectares
- *Current use:* Greenfield, open space
- *Proposed number of houses:* 50 (as per SHLAA)
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* No other proposals known
- *Relation to built-up area:* ¼ mile from Village centre
- *Relation to conservation area:* ... The site is within the conservation area boundary
- *Relation to flood zones:* The site is partly within Flood Zone 3
- *Access:* From the B4696
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 702 - Land at Dairy Farm Bungalow and Dairy Fields

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Dairy Farm Bungalow and Dairy Farm		
Settlement	Ashton Keynes		
Previous Use	Greenfield		
Gross Site Area	2.41 ha	Suitable Site Area	2.12 ha
Reason for smaller suitable area	Part of the site is assessed as a commitment and so is included elsewhere. Part of the site is designated for employment uses. Part of the site is in a flood risk zone.		
Developable Site Area	1.59 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Within or adjacent to County Wildlife Site. Within or adjacent to Minerals Resource Zone. Within or adjacent to Minerals Safeguarding Area. Within Cotswold Water Park. Contains or adjacent to a Scheduled Ancient Monument.		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple ownership		
Availability	Not available at present as in multiple ownership		
Capacity	50	Deliverable within 5 yrs	No
Deliverable in 6-10 yrs	Yes	Deliverable in 11-15 yrs	Yes



Site 3 – Land fronting Derry Fields

Site 3



Land fronting Derry Fields

- *Size of site:* 1.97 hectares
- *Current use:* Greenfield, open space
- *Proposed number of houses:* 95 (as per SHLAA)
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* No other proposals known
- *Relation to built-up area:* ¼ mile from Village centre
- *Relation to conservation area:* ... The site is within the conservation area boundary
- *Relation to flood zones:* Not within Flood Zones 2 or 3
- *Access:* From the B4696
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 3119 - Land fronting Derry Fields

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Land fronting Derry Fields		
Settlement	Ashton Keynes		
Previous Use	Agricultural		
Gross Site Area	2.88 ha	Suitable Site Area	2.88 ha
Reason for smaller suitable area			
Developable Site Area	1.97 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Within or adjacent to Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Multiple ownership in agreement for development		
Availability	Available		
Capacity	95	Deliverable within 5 yrs	Yes
Deliverable in 6-10 yrs	No	Deliverable in 11-15 yrs	No



Site 4 – Land at AB Carter Haulage, Happy Land

Site 4



Land at AB Carter Haulage, Happy Land

- *Size of site:* 0.48 hectare
- *Current use:* 1 house, otherwise open space
- *Previous use:* 1 house, Haulage business yard
- *Proposed number of houses:* 11 (as per SHLAA)
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* No other proposals known
- *Relation to built-up area:* ¼ mile from Village centre
- *Relation to conservation area:* The site is within the Conservation Area boundary
- *Relation to flood zones:* Not within Flood Zones 2 or 3
- *Access:* Road access from Happy Land
- *Further information:* The site was previously used as a Haulage Contractor business, and prior to that a housing site with 3 dwellings

Site 151 - Land at AB Carter Haulage Contractors

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	AB Carter Haulage Contractors, 14, 15, 16 Happy Land		
Settlement	Ashton Keynes		
Previous Use	Recent use as a Haulage Contractors yard, and prior use as land for 3 houses		
Gross Site Area	0.464 ha	Suitable Site Area	0.363 ha
Reason for smaller suitable area	Existing house occupies part of the site		
Developable Site Area	0.363 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	None known		
Suitability	Suitable		
Ownership	Joint family ownership		
Availability	Owners considering options on developing the site in the next 6 to 10 years		
Capacity	11	Deliverable within 5 yrs	No
Deliverable in 6-10 yrs	Yes	Deliverable in 11-15 yrs	No



Site 5 – Land at the Old Piggery, The Derry

Site 5



Land at the Old Piggery, The Derry

- *Size of site:* 0.75 hectare
- *Current use:* Brownfield, open space
- *Previous use:* Farm Building, Farm Land
- *Proposed number of houses:* To Be Determined
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* No other proposals known

- *Relation to built-up area:* ¼ mile from Village centre
- *Relation to conservation area:* The site is outside of the Conservation Area boundary
- *Relation to flood zones:* The site is within Flood Zone 2
- *Access:* Road access from The Derry
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 1105 - Land at the Old Piggery

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	The Old Piggery, The Derry		
Settlement	Ashton Keynes		
Previous Use	Farm Out-Building and Farm Land		
Gross Site Area	0.75 ha	Suitable Site Area	0.75 ha
Reason for smaller suitable area			
Developable Site Area	0.56 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Flooding Risk due to site being largely in Flood Zone 2		
Suitability	Dependent on measures employed for flood risk mitigation		
Ownership	Joint family ownership		
Availability	To Be Determined		
Capacity	To Be Determined	Deliverable within 5 yrs	No
Deliverable in 6-10 yrs	TBD	Deliverable in 11-15 yrs	TBD



Site 6 – the former Cotswold Community

Site 6



Cotswold Community

- *Size of site:* circa 10 hectares
- *Current use:* Mix of brownfield and open space with agricultural use, including permitted C3 and C2 residential use
- *Proposed number of houses:* Expected to be from 120 to 150
- *Proposed affordable houses:* To be determined, but to include an element of discounted for first time buyers, and homes suitable for downsizing
- *Other proposals:* Includes some business hub units, Extraction of gravel beds with restoration to a landscaped lake
- *Relation to built-up area:* 1¼ mile from Village centre
- *Relation to conservation area:* The site is ¼ mile outside the conservation area boundary but contains 4 listed buildings which will be restored
- *Relation to flood zones:* The site is partly in Flood Zone 2, but development to be kept within the non-flood zone area
- *Access:* From the Spine Road West
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 6 - Cotswold Community



- Development by a new layout design that stays within the existing built-form footprint of the previous residential institution and houses
- Number of houses yet to be finalised but no more than 150
- Extraction of gravel beds with restoration to landscaped lake
- Proposal of Amita Management Ltd

Site 7 – Land at Vine View, Back Street

Site 7



Land at Vine View, Back Street

- *Size of site:* 0.46 hectare
- *Current use:* Greenfield, open space

- *Proposed number of houses:* To Be Determined
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* No other proposals known

- *Relation to built-up area:* ¼ mile from Village centre
- *Relation to conservation area:* The site is within the conservation area boundary
- *Relation to flood zones:* Not within Flood Zones 2 or 3
- *Access:* Potentially from Back Street

- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 722 - Land at Vine View, Back Street

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Vine View, Back Street		
Settlement	Ashton Keynes		
Previous Use	Agricultural		
Gross Site Area	0.46 ha	Suitable Site Area	0.46 ha
Reason for smaller suitable area			
Developable Site Area	0.35 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints			
Suitability			
Ownership	Multiple ownership		
Availability	To Be Determined		
Capacity	To Be Determined	Deliverable within 5 yrs	TBD
Deliverable in 6-10 yrs	TBD	Deliverable in 11-15 yrs	TBD



Site 8 – Land at Wheatley’s Farm, High Road

Site 8



Land at Wheatleys Farm, High Road

- *Size of site:* 1.48 hectares
- *Current use:* Brownfield Farm Buildings, Caravan Storage
- *Proposed number of houses:* 18
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* No other proposal known
- *Relation to built-up area:* ½ mile from Village centre
- *Relation to conservation area:* ... The site is outside the conservation area boundary
- *Relation to flood zones:* The site is completely within Flood Zone 2
- *Access:* From the High Road
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site - Wheatleys Farm, High Road

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Wheatleys Farm, High Road		
Settlement	Ashton Keynes		
Previous Use	Farm Buildings		
Gross Site Area	1.48 ha	Suitable Site Area	1.48 ha
Reason for smaller suitable area			
Developable Site Area	1.11 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Flooding Risk due to site being largely in Flood Zone 2		
Suitability	Dependent on measures employed for flood risk mitigation		
Ownership	Family ownership		
Availability	Within 5 years		
Capacity	18	Deliverable within 5 yrs	Yes
Deliverable in 6-10 yrs	No	Deliverable in 11-15 yrs	No



Site 9 – Land at Derry Fields

Site 9



Land at Derry Fields

- *Size of site:* 0.45 hectare
- *Current use:* Greenfield, open space
- *Proposed number of houses:* 10
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* No other proposals known
- *Relation to built-up area:* ¼ mile from Village centre
- *Relation to conservation area:* ... The site is within the conservation area boundary
- *Relation to flood zones:* Not within Flood Zones 2 or 3
- *Access:* From the B4696
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site - Land at Derry Fields

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Derry Fields		
Settlement	Ashton Keynes		
Previous Use	Agricultural grazing land		
Gross Site Area	0.45 ha	Suitable Site Area	0.45 ha
Reason for smaller suitable area			
Developable Site Area	0.34 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints			
Suitability	Suitable		
Ownership	Family ownership		
Availability	Within 5 years		
Capacity	10	Deliverable within 5 yrs	Yes
Deliverable in 6-10 yrs	No	Deliverable in 11-15 yrs	No



Site 10 – Land at Grove Farm, High Road

Site 10



Land at Grove Farm, High Road

- *Size of site:* 3.5 hectares
- *Current use:* Greenfield, open space
- *Proposed number of houses:* 30
- *Proposed affordable houses:* 20 with options for first time local buyers
- *Other proposals:* No other proposals known
- *Relation to built-up area:* The site is close and less than ¼ mile to the Village centre
- *Relation to conservation area:* ... The site is within the conservation area boundary
- *Relation to flood zones:* The site is marginally within Flood Zone 2
- *Access:* From The Derry and potentially from the High Road
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site - Land at Grove Farm

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wills HMA
Address	The Grove, Farm Land		
Settlement	Ashton Keynes		
Previous Use	Agricultural grazing land		
Gross Site Area	3.5 ha	Suitable Site Area	3.2 ha
Reason for smaller suitable area	Part of the site is in Flood Risk Zone 2		
Developable Site Area	2.4 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	The site is marginally in Flood Risk Zone 2, any development should be restricted to non-flood risk areas		
Suitability	Dependent on access to the site from the High Road or elsewhere		
Ownership	Multiple ownership in agreement for development		
Availability	Within 5 years		
Capacity	30	Deliverable within 5 yrs	Yes
Deliverable in 6-10 yrs	Yes	Deliverable in 11-15 yrs	Yes



Appendix A – Site Assessment Profiles

Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	Land at Church Farm (Site 1 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	3.17ha (2.38ha developable)
SHLAA site reference (if applicable)	SHLAA Site Ref. 614

Context				
Surrounding land uses	Industrial Area to the North, roads to the West and East, agricultural land to the South.			
Site boundaries	The site is bounded to the North by an industrial area, to the East by Cox's Hill lane, to the West by the B4696, and to the South by agricultural land.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield ✓	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agricultural land			
Site planning history <ul style="list-style-type: none"> Have there been any previous applications for development on this land? What was the outcome? 	None identified			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge	Outside ✓
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well	Not very well	Don't know
<p>Residential development at this location would constitute the loss of greenfield, agricultural land.</p> <p>Assuming that the housing would be two storey detached/semi-detached it would likely cause significant impact on the village setting of Ashton Keynes at this location.</p> <p>Site development at this location would be incongruous with the scale of adjoining development, particularly southwards of the site.</p>			
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	<p>There is currently no road access to the site. Potential for road access is from Cox's Hill or from the B4696.</p> <p>Access to the village centre and amenities by footpath is limited. Options include; walking down Cox's Hill where there is no footpath or opportunity to create one, or across a field to Church Avenue path to Church Walk. Access to village amenities would most likely be achieved by car down Cox's Hill.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	Yes / No	No

Is the site in an Area of Outstanding Natural Beauty	Yes/ No	No
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	The site is 1,000m from the High Road Playing Field
Is site designated as being of European Importance¹	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3.3Km to the West, and North Meadow 4.9Km to the East.
Distance from sites designated as being of national importance²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 1.2Km away to the South West
Distance from sites designated as being of local importance³ (Consult local planning authority)	<400m 400-800m >800m	The site is greater than 800m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 800m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	500m to nearest Bus Stop offering a 5/day service between Cirencester and Swindon 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 700m to Ashton Keynes Primary School

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<p><400m 400-800m >800m</p>	<p>800m to the Village Hall 1,000m to High Road Playing Field 1.8Km to Bradstone Sports Field</p>
Distance to Public Open Space	<p><300m 300-800m >800m</p>	800m to the High Road Playing Field
Distance to Primary Healthcare Centre <i>(GP, nurse)</i>	<p><400m 400-800m >800m</p>	<p>Approx 13Km to Malmesbury PCC Approx 6Km to Cirencester PCC</p>
Key employment site	<p><400m 400-800m >800m</p>	<p>There are no key employment sites in the vicinity. A local business estate is nearby.</p>
Cycle routes: <i>Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?</i>	Yes / No	Local facilities in the village are accessible by bicycle from Cox's Hill.
Distance to public footpath	<p><400m 400-800m >800m</p>	The nearest public footpath is 150m away to Church Avenue.

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area</p>	The site is within a conservation area recognised by Wiltshire Council in 1998
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site Archaeological event, feature or find adjacent to the site No archaeological even, feature or find within the site</p>	There are no known archaeological features on this site
Scheduled ancient monument (SAM)	<p>Site is on a SAM Site is adjacent to a SAM Site is not on or adjacent to a SAM</p>	There is a SAM within 100m south west of the site.

Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p>Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	The site is adjacent to an important listed building. Holy Cross Church Grade 1 listed.
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3</p> <p>Zone 2</p> <p>Zone 1</p>	The site is not within or adjoining a flood zone 3 or 2
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes/ No	No
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1) ✓ approx half West</p> <p>Inner zone - subsurface only (SPZ 1c)</p> <p>Outer zone (SPZ 2)</p> <p>Outer zone - subsurface only (SPZ 2c)</p> <p>Total catchment (SPZ 3) ✓ approx half East</p> <p>Total catchment – subsurface only (SPZ 3c) ..</p> <p>Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	No

Agricultural Land Classification?	Grade 1 (Best) Grade 2 Grade 3 Grade 4 Grade 5 (Poorest)	Grade 2 (approx half South) Grade 3 (approx half North)
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Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	Not identified, however, an ecological survey may be required
Contamination		✓	No
Japanese Knotwood		✓	The site is not affected by this
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	No
Utility services available		✓	Utility services would need to be provided
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Gently sloping to the South
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	Open greenfield countryside with agricultural use

Views in? Wide/ framed/ screened /long/ short	The site has short screened viewing from the B4696 from the West, short screened viewing from Cox's Hill to the East, screened from the North by a berm adjacent to a business area, and wide viewing from the South across agricultural fields.
Views out? Wide/ framed/ screened /long/ short	Short and wide views out to directions as described above.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		The landowner has previously expressed interest in developing the site for housing
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	None known
Is there a known time frame for availability?	✓		Within 5 years
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Land at Church Farm, Ashton Keynes
Please tick a box	
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	✓

The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha)	71 Dwellings as recorded in the Housing Land Supply Statement 2014
Estimated development timeframe:	Within 5 to 15 years
Explanation / justification for decision to accept or discount site.	<p>The site is outside the Settlement Boundary and road access would need to be created either from the B4696, which the land owner is against, or from Cox's Hill which is a narrow country lane and one of the main and busy routes into the village. The view from the top of Cox's Hill is considered to be a valued character area and vista on entering the village.</p> <p>The site contributes to the rural setting and character of Ashton Keynes.</p>

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

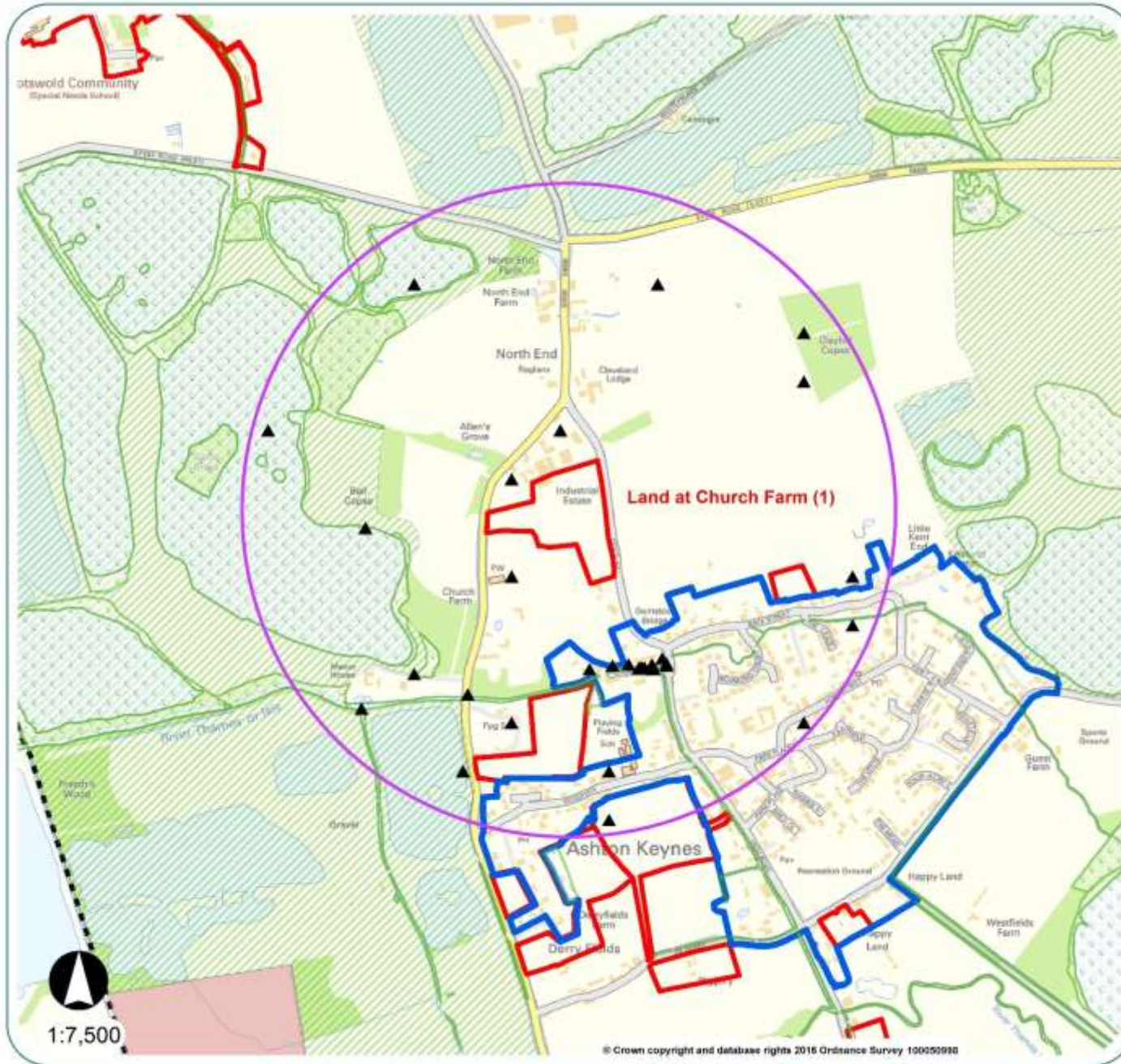
Any new access to the site would have to be carefully planned to avoid introducing additional hazards to the road, either from the B4696 or Cox's Hill.

Provision of a pedestrian footpath access to the village amenities would need to be improved to extend/formalise existing footpaths.

Significant expansion of the local provision for water, sewage and electricity would be required.

The Thames Water sewage treatment works serving the village is at near its operating capacity and would require expansion of operating capacity for the potential number of dwellings.

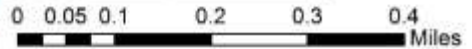
It is expected that Primary School provision would need to be increased accordingly.



LAND AT CHURCH FARM Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species * Church Farm
- Biodiversity Action Plan Site *
- County Wildlife Site *
- Site of Special Scientific Interest
- PARISH
- Settlement Framework
- aknp-sites

Row Labels	Count of Common_Nam
Bats	2
Black Redstart	2
Black Tern	2
Brambling	9
Brown Long-eared Bat	1
Cetti's Warbler	2
Common Scoter	1
Eurasian Badger	1
European Otter	5
European Water Vole	17
Garganey	3
Grass Snake	2
Great Crested Newt	30
Green Sandpiper	19
Greenchank	6
Hobby	19
Kingfisher	7
Little Ringed Plover	25
Little Tern	1
Merlin	1
Natterer's Bat	2
Noctule Bat	2
Peregrine	7
Pipistrelle	3
Pipistrelle Bat species	7
Red Kite	9
Redwing	16
Ruff	3
Scaup	23
Serotine	1
Soprano Pipistrelle	11
Unidentified Bat	1
Whimbrel	4
Wood Sandpiper	1
(blank)	
Grand Total	245




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Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	Land at Dairy Fields (Site 2 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	2.41ha (1.59ha developable)
SHLAA site reference (if applicable)	SHLAA Site Ref. 702

Context				
Surrounding land uses	Thames river and path to the North, Water Utility and B4696 to the West, school playing field to the East, residential properties to the South.			
Site boundaries	The site is bounded to the North by the infant Thames, to the East by a school playing field, to the West by the B4696 and a Water Treatment Works, and to the South by residential properties.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield 	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agricultural land			
Site planning history <ul style="list-style-type: none"> Have there been any previous applications for development on this land? What was the outcome? 	None identified			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
	Within the settlement	On the edge	Outside
Where is the site located in relation to the built up area of a village, town or neighbourhood?		✓	
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well	Not very well	Don't know
	<p>Residential development at this location would constitute the loss of greenfield, agricultural land.</p> <p>Assuming that the housing would be two storey detached/semi-detached it would likely cause significant impact on the village setting of Ashton Keynes at this location.</p> <p>Site development at this location would be incongruous with the scale of adjoining development, particularly southwards of the site.</p>		
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>There is currently no road access to the site. Potential for road access is from the B4696.</p> <p>Access to the village centre and amenities by footpath is possible via a narrow footpath connecting with Gosditch. The scope for additional or footpath improvements is limited. Access to village amenities is likely to be achieved by walking, or by car using a short stretch of the B4696 and Gosditch.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	Yes/No	No

Is the site in an Area of Outstanding Natural Beauty	Yes/No	No
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	The site is adjacent to the Thames Path National Trail. The site is 700m from the High Road Playing Field
Is site designated as being of European Importance¹	Yes/No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3.1Km to the West, and North Meadow 5.0Km to the East.
Distance from sites designated as being of national importance²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 780m away to the West
Distance from sites designated as being of local importance³ <i>(Consult local planning authority)</i>	<400m 400-800m >800m	The site is greater than 800m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 500m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	400m to nearest Bus Stop offering a 5/day service between Cirencester and Swindon 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 100m to Ashton Keynes Primary School

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>500m to the Village Hall</p> <p>700m to High Road Playing Field</p> <p>1.5Km to Bradstone Sports Field</p>
Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	700m to the High Road Playing Field
Distance to Primary Healthcare Centre <i>(GP, nurse)</i>	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approx 13 Km to Malmesbury PCC</p> <p>Approx 6 Km to Cirencester PCC</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	There are no key employment sites in the vicinity
Cycle routes: <i>Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?</i>	Yes / No	Yes. Local facilities in the village are readily accessible by bicycle and walking.
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	There are numerous unmade footpaths on the site, including the Thames Path National Trail.

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is within a conservation area recognised by Wiltshire Council in 1998
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	There are no known archaeological features on this site
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	There is a SAM within 100m to the North of the site

Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p>Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	There are several listed buildings along Church Walk, adjacently north east of the site. Also a Grade II Listed Dairy Farm building adjacently south of the site along Gosditch.
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3</p> <p>Zone 2 ✓</p> <p>Zone 1</p>	The site is partially in Flood Zone 2 to the North adjoining the infant Thames
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	No
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1) ✓ totally</p> <p>Inner zone - subsurface only (SPZ 1c)</p> <p>Outer zone (SPZ 2)</p> <p>Outer zone - subsurface only (SPZ 2c)</p> <p>Total catchment (SPZ 3)</p> <p>Total catchment – subsurface only (SPZ 3c) ..</p> <p>Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	No

Agricultural Land Classification?	Grade 1 (Best) Grade 2 Grade 3 Grade 4 Grade 5 (Poorest)	Grade 4
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Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	Not identified, however, an ecological survey may be required
Contamination		✓	No
Japanese Knotwood		✓	The site is not affected by this
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	No, but near Thames Water Treatment Works
Utility services available		✓	Utility services would need to be provided
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The character of the site is open green space within a rural settlement
Views in? Wide/ framed/ screened /long/ short	The site has short open viewing from the Thames Path to the North and from adjacent properties East and South
Views out? Wide/ framed/ screened /long/ short	Short views out to directions as described above

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		The landowner has indicated interest in developing the site for housing
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	The land is in family ownership. Problems or issues are not suspected.
Is there a known time frame for availability?	✓		Within 5 years
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Land at Dairy Fields, Ashton Keynes
Please tick a box	
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	✓
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha)	50 Dwellings as recorded in the Housing Land Supply Statement 2014
Estimated development timeframe	Within 5 to 15 years
Explanation / justification for decision to accept or discount site.	The site contributes to rural character and setting of Ashton Keynes. The site has significant access problems from the B4696 which would require safety improvements to be acceptable.

Further information

Infrastructure requirements?

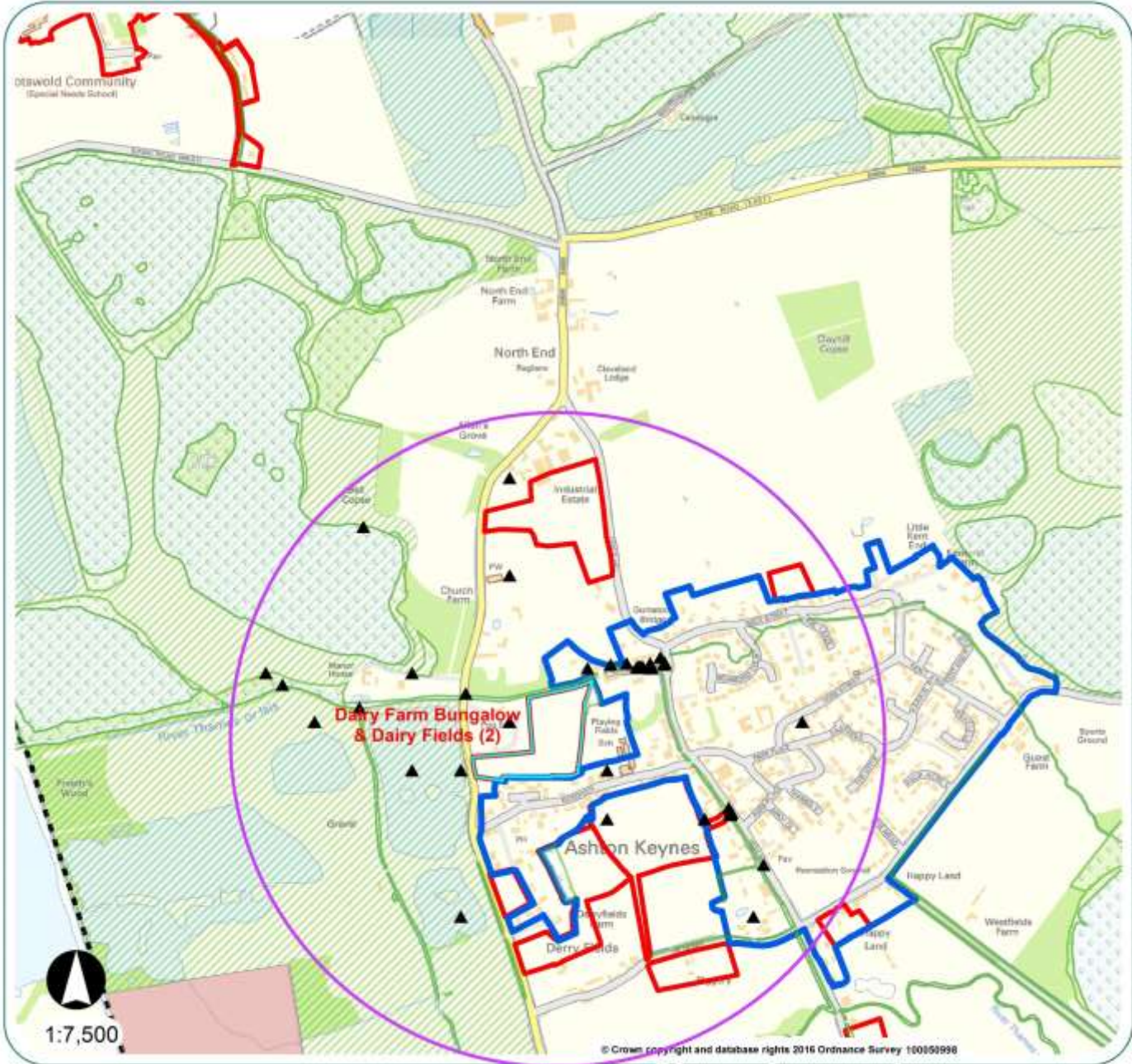
You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The existing access from the B4696 would need to be improved on road safety grounds for the potential number of dwellings.

Provision of pedestrian footpath access to the village amenities should be sought.

Some expansion of the local provision for water, sewage and electricity would be required.

Some increase in Primary School provision may be needed.



DAIRY FARM BUNGALOW (2) Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species * Dairy Farm Bungalow
- ▭ Biodiversity Action Plan Site *
- ▨ County Wildlife Site *
- ▭ Site of Special Scientific Interest
- ▭ PARISH
- ▭ Settlement Framework
- ▭ aknp-sites

Row Labels	Count of Common_Nam
Black Redstart	2
Black-tailed Godwit	3
Brambling	8
Brown Long-eared Bat	3
Cetti's Warbler	1
European Otter	14
European Water Vole	39
Grass Snake	2
Great Crested Newt	1
Green Sandpiper	8
Greenshank	2
Hobby	10
Kingfisher	6
Little Gull	1
Little Ringed Plover	27
Little Tern	1
Merlin	1
Natterer's Bat	1
Osprey	1
Peregrine	4
Pipistrelle Bat species	2
Red Kite	12
Red-throated Diver	4
Redwing	10
Ruff	2
Soprano Pipistrelle	4
Whimbrel	77
(blank)	
Grand Total	246




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Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	Land fronting The Derry (Site 3 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	2.88ha (1.97ha developable)
SHLAA site reference (if applicable)	SHLAA Site Ref. 3119

Context				
Surrounding land uses	Residential to the South and North, open green field to the East			
Site boundaries	The site has a short entrance potential from the B4696 to the West. The East is bounded by fields The South and North boundaries are adjacent to residential properties			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield 	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agricultural land			
Site planning history <ul style="list-style-type: none"> Have there been any previous applications for development on this land? What was the outcome? 	None identified			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge ✓	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well	Not very well ✓ ✓ ✓	Don't know
	<p>Residential development at this location would constitute the loss of greenfield, agricultural land.</p> <p>Assuming that the housing would be two storey detached/semi-detached it would likely cause an impact on the village setting of Ashton Keynes at this location.</p> <p>Site development at this location would be incongruous with the scale of adjoining development, particularly northwards and westwards of the site.</p>		
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	<p>There is currently no access to the site. Potential for road access is from the B4696 from the West.</p> <p>Access to the village centre and amenities by footpath is limited to an unmade path and stile connecting with the High Road. Access to village amenities is likely to be achieved by car using the B4696 and The Derry or Gosditch.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	Yes/No	No

Is the site in an Area of Outstanding Natural Beauty	Yes/No	No
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	The nearest green space site of importance is the High Road Playing Field 400m away
Is site designated as being of European Importance¹	Yes/No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3.2Km to the West, and North Meadow 4.9Km to the East.
Distance from sites designated as being of national importance²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 730m away to the West
Distance from sites designated as being of local importance³ (Consult local planning authority)	<400m 400-800m >800m	The site is greater than 1,000m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 450m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	500m to nearest Bus Stop offering a 5/day service between Cirencester and Swindon 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 700m to Ashton Keynes Primary School

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m 400-800m >800m	450m to the Village Hall 400m to High Road Playing Field 1.2Km to Bradstone Sports Field
Distance to Public Open Space	<300m 300-800m >800m	400m to the High Road Playing Field
Distance to Primary Healthcare Centre <i>(GP, nurse)</i>	<400m 400-800m >800m	Approx 13 Km to Malmesbury PCC Approx 6 Km to Cirencester PCC
Key employment site	<400m 400-800m >800m	There are no key employment sites in the vicinity
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes / No	Yes. Local facilities in the village would be accessible by bicycle and walking, but using the B4696 is considered dangerous
Distance to public footpath	<400m 400-800m >800m	The site has multiple unmade footpaths crossing it. The nearest paved public footpath is approx 300m away.

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area	The site is within a conservation area recognised by Wiltshire Council in 1998
Archaeological event, feature or find	Archaeological event, feature or find within the site Archaeological event, feature or find adjacent to the site No archaeological even, feature or find within the site	There are no known archaeological features on this site
Scheduled ancient monument (SAM)	Site is on a SAM Site is adjacent to a SAM Site is not on or adjacent to a SAM	The site is not on or adjacent to a SAM

Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p>Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	There are no listed buildings on the site
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3</p> <p>Zone 2</p> <p>Zone 1</p>	The site is not in a flood risk zone
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	No
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1) ✓ totally</p> <p>Inner zone - subsurface only (SPZ 1c)</p> <p>Outer zone (SPZ 2)</p> <p>Outer zone - subsurface only (SPZ 2c)</p> <p>Total catchment (SPZ 3)</p> <p>Total catchment – subsurface only (SPZ 3c) ..</p> <p>Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	No
Agricultural Land Classification?	<p>Grade 1 (Best)</p> <p>Grade 2</p> <p>Grade 3</p> <p>Grade 4</p> <p>Grade 5 (Poorest)</p>	Grade 2

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	Not identified, however, an ecological survey may be required
Contamination		✓	No
Japanese Knotwood		✓	The site is not affected by this
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	Not believed to be problematic
Utility services available		✓	The availability to extend existing utility services is expected
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The character of the site is central green space surrounded by rural dwellings
Views in? Wide/ framed/ screened /long/ short	The site has short open viewing from the B4696 from the West, otherwise wide viewing from adjacent properties
Views out? Wide/ framed/ screened /long/ short	Outward viewing from the site is short to the West towards the B4696 and short to adjacent properties

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		The landowner has submitted the site for potential housing and is listed in SHLAA
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?	✓		Unresolved multiple ownership
Is there a known time frame for availability?	✓		Within 5 years
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Land Fronting Derry Fields, Ashton Keynes
Please tick a box	
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	✓
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha)	95 Dwellings as recorded in the Housing Land Supply Statement 2014
Estimated development timeframe	Within 5 years
Explanation / justification for decision to accept or discount site	The site is outside the Settlement Boundary and has road safety access issues that would require significant infrastructure improvement investment

Further information**Infrastructure requirements?**

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

A new access road to the site from the B4696 would be required.

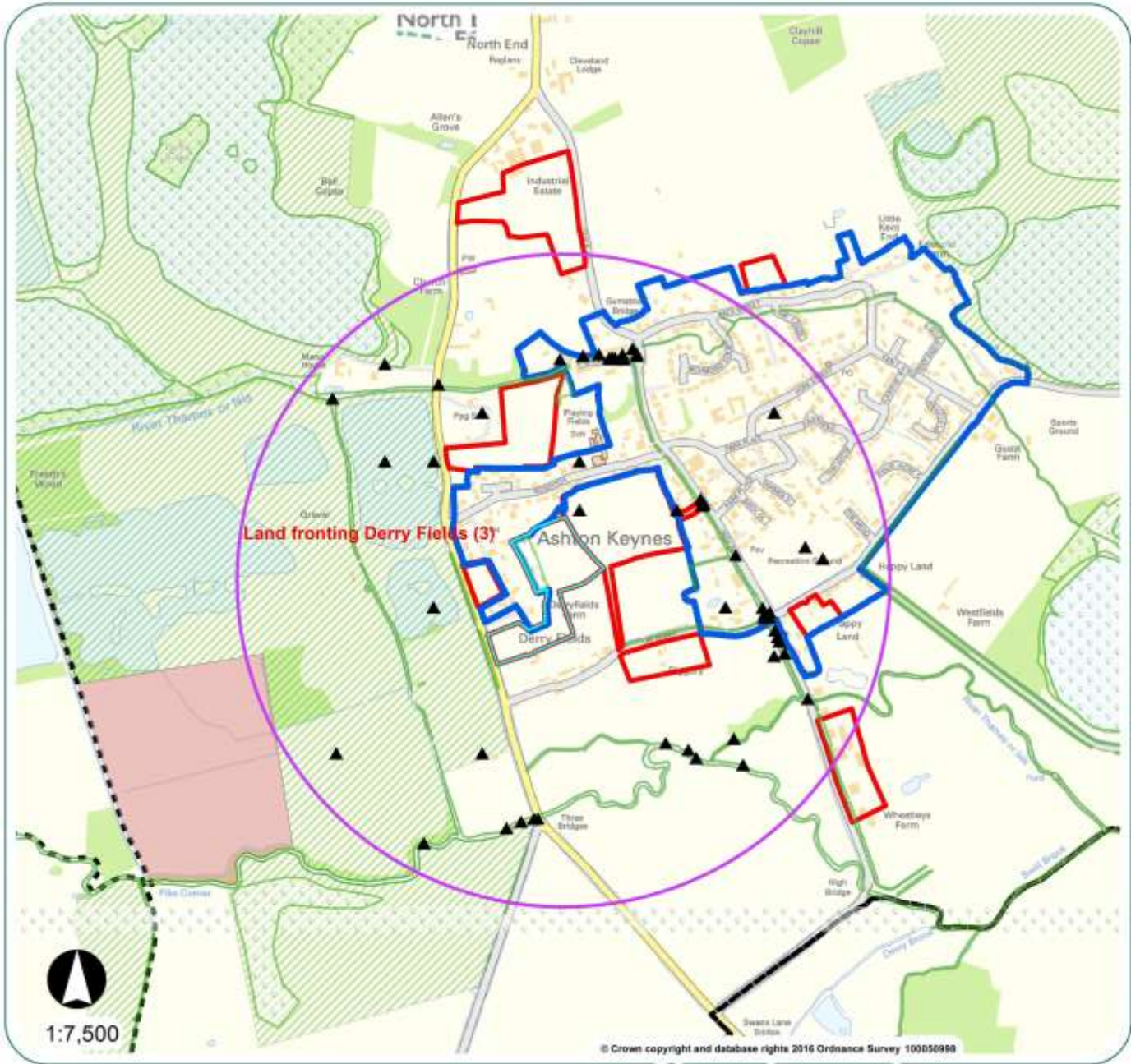
Significant improvements on road safety on the B4696 would be required for the potential number of dwellings.

Provision of a route for pedestrian footpath access to the village amenities should be sought.

Significant expansion of the local provision for water, sewage and electricity would be required.

The Thames Water sewage treatment works serving the village is at near its operating capacity and would require expansion of operating capacity for the potential number of dwellings.

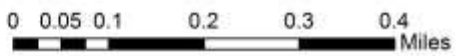
It is expected that Primary School provision would need to be increased accordingly.



Land fronting Derry Fields (3) Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species Land fronting Derry Fields
- Biodiversity Action Plan Site *
- ▨ County Wildlife Site *
- Site of Special Scientific Interest
- ⬜ PARISH
- ▭ Settlement Framework
- ▭ aknp-sites

Row Labels	Count of Common_Nam
Bats	2
Black Redstart	2
Brambling	8
Brown Long-eared Bat	4
Cetti's Warbler	5
European Otter	20
European Water Vole	45
Garganey	3
Grass Snake	2
Great Crested Newt	1
Green Sandpiper	6
Hobby	4
Kingfisher	12
Little Ringed Plover	13
Little Tern	1
Marsh Harrier	1
Natterer's Bat	1
Peregrine	4
Pipistrelle Bat species	3
Red Kite	6
Redwing	7
Soprano Pipistrelle	1
(blank)	
Grand Total	151



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Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	AB Carter, Happy Land (Site 4 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	0.484ha (0.36ha developable)
SHLAA site reference (if applicable)	SHLAA Ref. 151

Context				
Surrounding land uses	Recreational and residential to the North, largely agricultural to the South, East and West.			
Site boundaries	The site is bounded to the North by a low wall of plank-stone with a curved entrance to the site from Happy Land. Residential boundaries to the East and West. Agricultural to the South.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Road Haulage Contractor business			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	1994 request for guidance info 1995 initial application – single dwelling – rejected on design 1996 2 nd application – single dwelling – rejected on design 2002 NWDC letter – residential development green space acceptable, terraced properties as per nearby more acceptable.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement ✓	On the edge	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well ✓ ✓ ✓	Not very well	Don't know
	<p>The site comprises brownfield land and would be compatible with adjacent land uses.</p> <p>Assuming that development would comprise 2 storey detached/semi-detached/terraced housing the design would be suitable.</p> <p>Scale would be in keeping with adjoining residential properties.</p>		
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	<p>Access is by three private entrances from Happy Land, a public road bordering the site to the North.</p> <p>Access to the village of Ashton Keynes is exclusively by road transport. An infrequent bus service between Swindon and Cirencester is available. Access by car is typically from the B4696 linking areas of the Cotswold Water Park from the A419, which in turn links with the M4 and M5 Motorways.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	Yes / No	No

Is the site in an Area of Outstanding Natural Beauty	Yes / No	No
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	There are no designated important green space sites in the vicinity
Is site designated as being of European Importance ¹	Statutory Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3.7Km to the West, and North Meadow 4.5Km to the East.
Distance from sites designated as being of national importance ²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 1.3Km away to the West
Distance from sites designated as being of local importance ³ (Consult local planning authority)	<400m 400-800m >800m	The site is greater than 1,000m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 400m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	100m to nearest Bus Stop offering a 5/day service between Cirencester and Swindon 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 600m to Ashton Keynes Primary School
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<400m 400-800m >800m	400m to the Village Hall 100m to High Road Playing Field 700m to Bradstone Sports Field

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	100m to the High Road Playing Field
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approx 13 Km to Malmesbury PCC</p> <p>Approx 6 Km to Cirencester PCC</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	The are no key employment sites in the vicinity
<p>Cycle routes:</p> <p>Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?</p>	Yes / No	Yes. Local facilities in the village are readily accessible by bicycle and walking.
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	The nearest public footpath is approx 100m away.

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is within a conservation area recognised by Wiltshire Council in 1998
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	There are no known archaeological features on this site
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	The site is not on or adjacent to a SAM
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden

Registered Battlefields	<p>Site is within a Registered Battlefield Site is adjacent to a Registered Battlefield Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building Site is adjacent to, or within the setting of a listed building Site does not contain or adjoin a listed building</p>	There are no listed buildings on the site
Archaeological Priority Area	<p>Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 Zone 2 Zone 1</p>	The site is in flood zone 1 and not adjoining a flood zone 3 or 2
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	No
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1)</p> <p>Inner zone - subsurface only (SPZ 1c)</p> <p>Outer zone (SPZ 2)</p> <p>Outer zone - subsurface only (SPZ 2c)</p> <p>Total catchment (SPZ 3) ✓ totally</p> <p>Total catchment – subsurface only (SPZ 3c) ..</p> <p>Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one One None</p>	No
Agricultural Land Classification?	<p>Grade 1 (Best) Grade 2 Grade 3 Grade 4 Grade 5 (Poorest)</p>	Grade 4

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	Not identified, however, an ecological survey may be required
Contamination		✓	No, but may need a ground inspection
Japanese Knotwood		✓	The site is not affected by this
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	No
Utility services available	✓		The availability to extend existing utility services is expected
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The character of the site is within the settlement boundary and on the Southern edge of a rural settlement
Views in? Wide/ framed/ screened /long/ short	The site has short open viewing from Happy Land from the North, and is screened to adjacent properties and from the South
Views out? Wide/ framed/ screened /long/ short	Outward viewing from the site is short and to the North across Happy Land to the High Road Playing Field.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		The land owners affirmed their willingness to develop the site in an interview. There have been previous applications to WC for a single house development .
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	The site has split land ownership between father and son.
Is there a known time frame for availability?		✓	Likely to be within 5 to 10 years
Any other comments?			

4. Summary

Conclusions	
Site name/number:	AB Carter Haulage Contractors, 14, 15, 16 Happy Land / SHLAA Ref. 151
Please tick a box	
The site is appropriate for development	✓
This site has minor constraints	
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha)	11 Dwellings as recorded in the Housing Land Supply Statement 2014

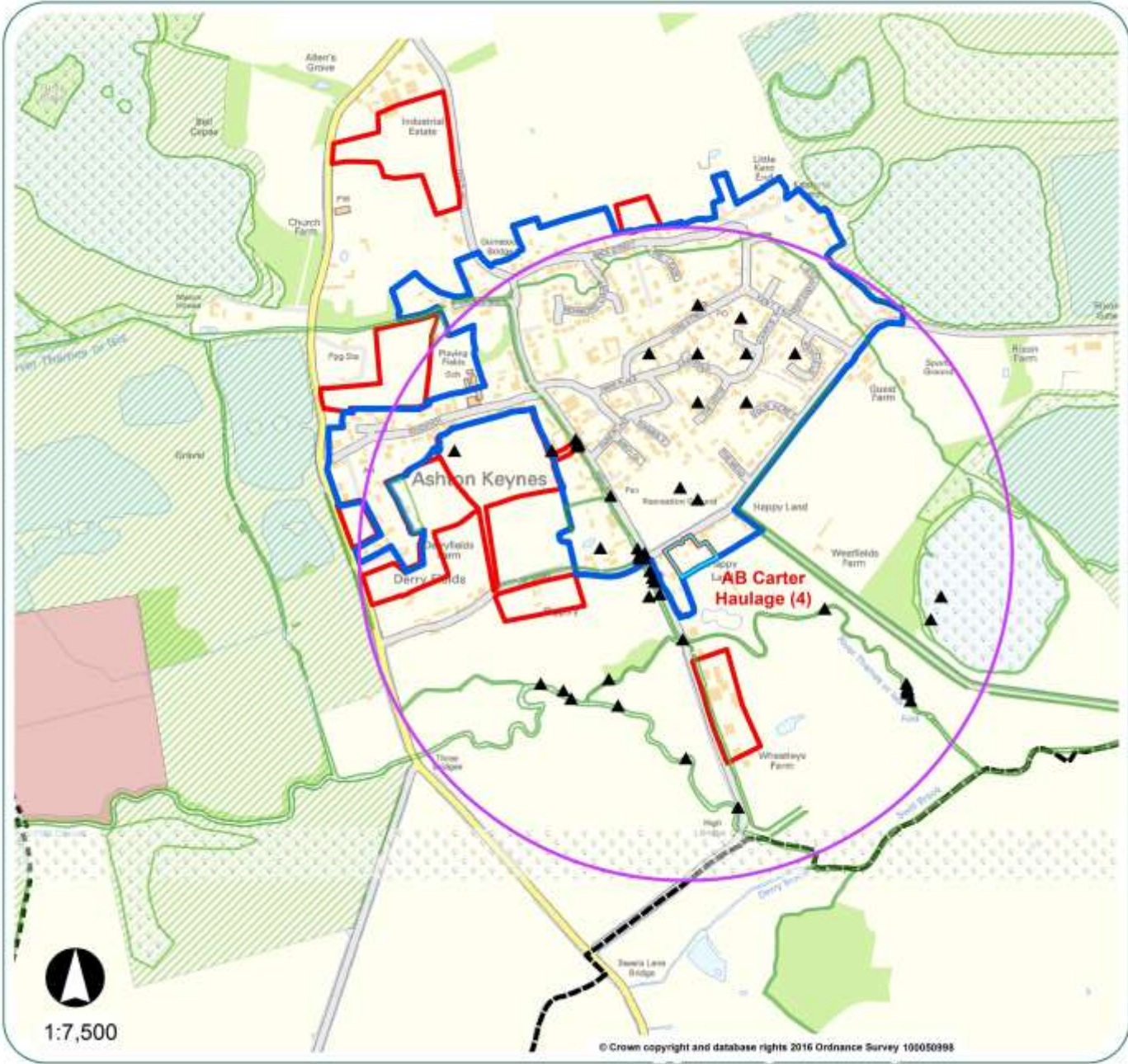
Estimated development timeframe	Between 5 and 10 years
Explanation / justification for decision to accept or discount site	The site is within the Settlement Boundary and has been recorded as a potential development site in the Housing Land Supply Statement 2014

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The existing access from Happy Land would be adequate for the potential number of dwellings.
Some expansion of the local provision for water, sewage and electricity would be required.
It is expected that the local Primary School provision would be sustainable with this development.



LAND AT AB CARTER H Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species * AB Carter H
- Biodiversity Action Plan Site *
- County Wildlife Site *
- Site of Special Scientific Interest
- PARISH
- Settlement Framework
- aknp-sites

Row Labels	Count of Common_Nam
Black Redstart	2
Black-tailed Godwit	3
Brambling	8
Brown Long-eared Bat	3
Cetti's Warbler	1
European Otter	14
European Water Vole	39
Grass Snake	2
Great Crested Newt	1
Green Sandpiper	8
Greenshank	2
Hobby	10
Kingfisher	6
Little Gull	1
Little Ringed Plover	27
Little Tern	1
Merlin	1
Natterer's Bat	1
Osprey	1
Peregrine	4
Pipistrelle Bat species	2
Red Kite	12
Red-throated Diver	4
Redwing	10
Ruff	2
Soprano Pipistrelle	4
Whimbrel	77
(blank)	
Grand Total	246



1:7,500

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Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	The Old Piggery, The Derry (Site 5 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	0.75ha (0.56ha developable)
SHLAA site reference (if applicable)	SHLAA Site Ref. 1105

Context				
Surrounding land uses	Minor road, The Derry, to the North, agricultural land to the South, East and West.			
Site boundaries	The site is bounded to the North by a minor road, and to the South, East and West by agricultural land.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	Central area is comprised of derelict farm outbuildings with surrounding open space farmland.			
Existing/ previous use	Agricultural buildings, since derelict.			
Site planning history <ul style="list-style-type: none"> Have there been any previous applications for development on this land? What was the outcome? 	None identified			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge	Outside ✓
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> <p><i>Please note: not all of the above will always be relevant.</i></p>	Well	Not very well ✓ ✓ ✓	Don't know
	Development at this location would present the loss of agricultural land. Development would impact on the character of the rural village setting at this location.		
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	The access to the site is from a farm field entrance off The Derry an adopted but unclassified road. Access to the village centre and amenities by pedestrians is possible from The Derry and along the High Road, however, there are no paved footpaths along much of these roads. The scope for additional or footpath improvements is limited.		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	Yes/No	No
Is the site in an Area of Outstanding Natural Beauty	Yes/No	No

Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	The site is 300m from the High Road Playing Field
Is site designated as being of European Importance¹	Yes/No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3.4Km to the West, and North Meadow 4.7Km to the East.
Distance from sites designated as being of national importance²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 1.0Km away to the West
Distance from sites designated as being of local importance³ <i>(Consult local planning authority)</i>	<400m 400-800m >800m	The site is greater than 1,000m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 590m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	300m to nearest Bus Stop offering a 5/day service between Cirencester and Swindon 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 800m to Ashton Keynes Primary School
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m 400-800m >800m	590m to the Village Hall 300m to High Road Playing Field 1000m to Bradstone Sports Field

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	300m to the High Road Playing Field
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approx 13 Km to Malmesbury PCC</p> <p>Approx 6 Km to Cirencester PCC</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	There are no key employment sites in the vicinity
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes / No	Local facilities in the village are readily accessible by bicycle and walking.
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>There are a series of public unmade footpaths on the fields adjacently north of the site</p> <p>The nearest paved public footpath is approx 500m away</p>

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is not in a conservation area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	There are no known archaeological features on this site
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	The site is not on or adjacent to a SAM
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden

Registered Battlefields	<p>Site is within a Registered Battlefield Site is adjacent to a Registered Battlefield Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building Site is adjacent to, or within the setting of a listed building Site does not contain or adjoin a listed building</p>	There are no listed buildings on the site
Archaeological Priority Area	<p>Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 Zone 2 Zone 1</p>	The site is wholly in Flood Zone 2
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes/No	No
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1)</p> <p>Inner zone - subsurface only (SPZ 1c)</p> <p>Outer zone (SPZ 2)</p> <p>Outer zone - subsurface only (SPZ 2c)</p> <p>Total catchment (SPZ 3) ✓ totally</p> <p>Total catchment – subsurface only (SPZ 3c)</p> <p>Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one One None</p>	No
Agricultural Land Classification?	<p>Grade 1 (Best) Grade 2 Grade 3 Grade 4 Grade 5 (Poorest)</p>	Grade 2

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	Not identified, however, an ecological survey may be required
Contamination		✓	No
Japanese Knotwood		✓	The site is not affected by this
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	No
Utility services available		✓	The availability to extend existing utility services is expected
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The character of the site is on the Southern edge of the settlement boundary off a sparsely populated narrow lane
Views in? Wide/ framed/ screened /long/ short	The site has short screened viewing to the South from The Derry, otherwise it has long open viewing across fields from other directions
Views out? Wide/ framed/ screened /long/ short	Long open viewing to the South, East and West, and short screened viewing to the North at the boundary with The Derry

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		The landowner has previously expressed interest in developing the site for housing
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	The site has been in single family ownership for a number of years
Is there a known time frame for availability?	✓		Within 6 - 15 years
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Land at the Old Piggery, The Derry, Ashton Keynes
Please tick a box	
The site is appropriate for development	
This site has minor constraints	✓
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha)	23 dwellings based on assumed density and 0.75ha site area.
Estimated development timeframe	Within 6 to 15 years
Explanation / justification for decision to accept or discount site	The site is outside the Settlement Boundary and conservation area. It does have a flooding history on the Southern part of the site

Further information

Infrastructure requirements?

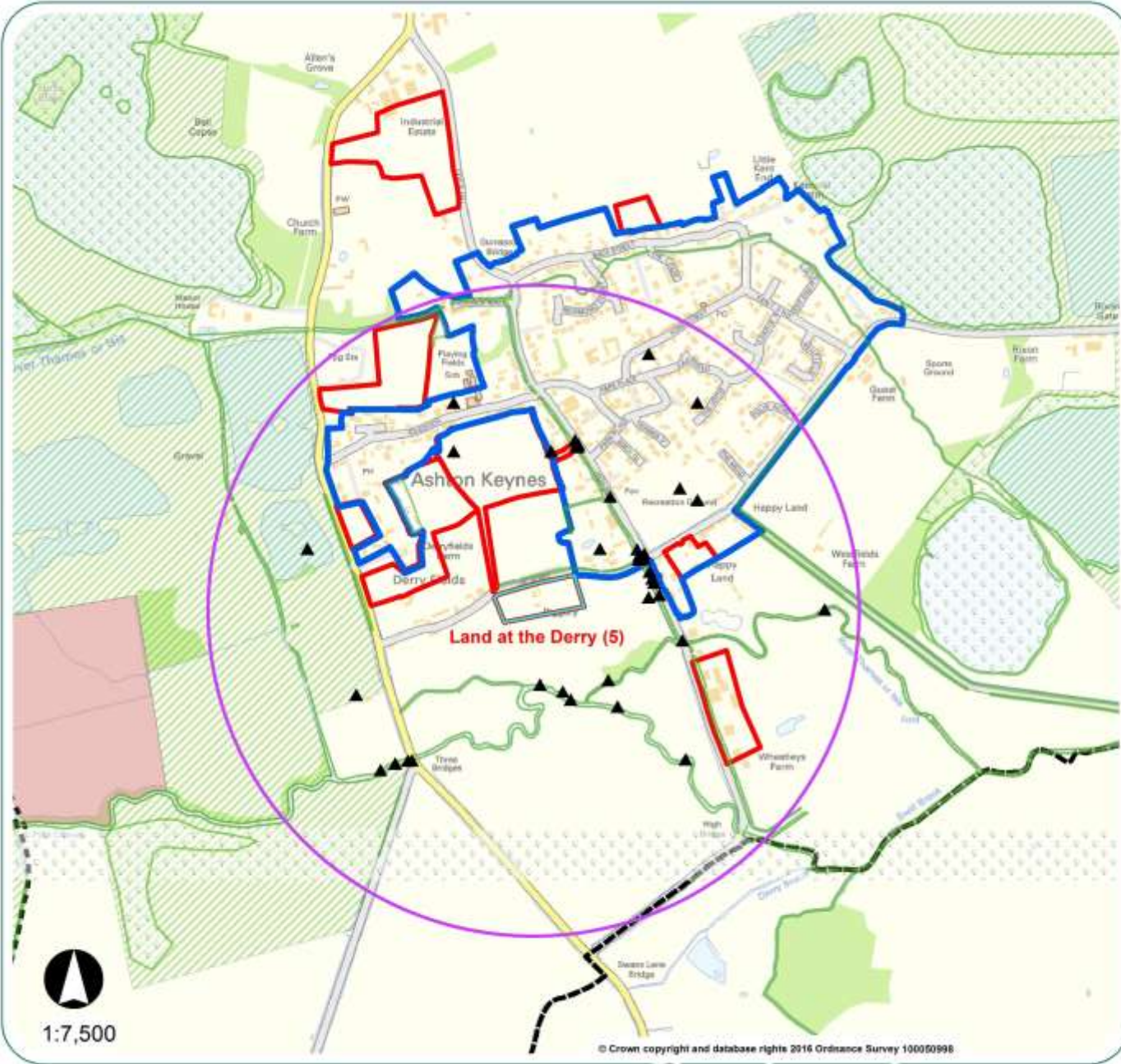
You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The existing access from The Derry would need to be improved on road safety grounds generally as The Derry is a narrow unclassified road.

Provision of a formalised pedestrian footpath access to the village amenities should be sought, but this is likely to be considered out of character with the location.

Provision for water, sewage and electricity would be required.

Flood mitigation measures would be required to safeguard against flood risk.



LAND AT THE DERRY Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species * Land at the Derry
- ▨ Biodiversity Action Plan Site *
- ▨ County Wildlife Site *
- Site of Special Scientific Interest
- ▨ PARISH
- ▭ Settlement Framework
- ▭ aknp-sites

Row Labels	Count of Common_Nam
Bats	1
Black Redstart	2
Brambling	8
Brown Long-eared Bat	3
Cetti's Warbler	2
European Otter	21
European Water Vole	27
Garganey	1
Grass Snake	2
Great Crested Newt	1
Green Sandpiper	2
Hobby	4
Kingfisher	11
Little Ringed Plover	3
Little Tern	1
Natterer's Bat	1
Peregrine	3
Pipistrelle Bat species	2
Red Kite	6
Redwing	7
Soprano Pipistrelle	1
(blank)	
Grand Total	109



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Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	former Cotswold Community (Site 6 in the AKNP Consultation) Currently derelict Residential Institution previously operated by Action For Children. Mix of residential, workshop, sports and farm buildings.
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	Site area: circa 10ha with circa 120,000 sq ft of built form
SHLAA site reference (if applicable)	SHLAA Site ref. 484

Context				
Surrounding land uses	Agricultural, Recreational, Mineral extraction & processing			
Site boundaries	The proposed development site is surrounded by open space comprising; agricultural land, playing field, mineral extraction workings, and a lakeside recreational park.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>	The site is a mixture of a central built area of built form used for residential, workshops, amenity and farm buildings. Surrounding the central area is open space used for farming and support activities. The built form of the site is comprised of 27 C3 Residential buildings which have Lawful Consent, and a range of other buildings classified as C2 for a Residential Institution. Planning permission would be required for approval to convert the C2 buildings to C3 use.			
Existing/ previous use	The site was used historically for farming and known as Ashton Fields, followed by use in 1936 as a Bruderhof self-contained community site, and latterly as a National Children's Home for young male offenders.			

<p>Site planning history</p> <ul style="list-style-type: none"> • <i>Have there been any previous applications for development on this land?</i> • <i>What was the outcome?</i> 	<p>It is presumed permission was granted from farm use to use for a community group.</p> <p>It is unknown whether permission was needed for change of use to a Residential Institution.</p>
--	---

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge	Outside
<p>How would development of this site relate to the surrounding uses?</p> <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	<p>Well</p> <p>✓</p> <p>✓</p>	<p>Not very well</p> <p>✓</p>	<p>Outside</p> <p>✓</p> <p>Don't know</p>
<p>The site comprises predominately brownfield land that is currently vacant. The infrastructure is already developed to support its previous use.</p> <p>The site is set back from the road and it is understood many of the buildings on site will remain as part of the proposals. New development will need to be in keeping with the character of the existing buildings on site that will be retained.</p> <p>The site is relatively isolated from Ashton Keynes and as such would only be accessible via car.</p>			
<p>How the site is currently accessed? Is it accessible from the highway network?</p> <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>Access is via an entrance road off the Spine Road West. This is a C designated two-way road.</p> <p>The Spine Road connects with the A419, which in turn acts as a link road between the M4 and M5.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	Yes / No	No
Is the site in an Area of Outstanding Natural Beauty	Yes / No	No
Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<2000m 200-1000m >1000m	The site is adjacent to a former playing field The site is 2.6Km from the High Road Playing Field in the village
Is site designated as being of European Importance ¹	Statutory - Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. However, Clattinger Farm (a Ramsar site) is approx 3.3Km of the site.
Distance from sites designated as being of national importance ²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 2.1Km away to the South
Distance from sites designated as being of local importance ³ <i>(Consult local planning authority)</i>	<400m 400-800m >800m	The Coke's Pit Lake Local Nature Reserve is 500m to the west of the site.
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 2.2Km to the village of Ashton Keynes An on site shop is proposed as part of a development project
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	7Km to Kemble Railway Station 1Km to nearest Bus Stop
Distance to Primary School(s)	<500m 500-1000m >2000m	2.3Km to Ashton Keynes Primary School
Distance to Recreation facilities (indoor, outdoor sports facilities, playgrounds and playing pitches)	<400m 400-800m >800m	Approx 2.2Km to the village facilities in Ashton Keynes An on-site playing field would be restored for use as part of the development project
Distance to Public Open Space	<300m 300-800m >800m	100m to a former playing field as open green space The site is 2.6Km from the High Road Playing Field in the village
Distance to Primary Healthcare Centre (GP, nurse)	<400m 400-800m >800m	Approx 13 Km to Malmesbury PCC Approx 6 Km to Cirencester PCC
Key employment site	<400m 400-800m >800m	The are no key employment sites in the vicinity
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes / No	Yes. However, cycling on the Spine Road West and B4696 is considered unsafe. The development would seek to improve cycle routes.
Distance to public footpath	<400m 400-800m >800m	There are several public unmade footpaths within the site. There are no paved public footpaths within 800m linking this site to other settlement areas

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to a conservation area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	The site is adjacent to potential archaeological features relating to a settlement site east of Ashton Fields (Cotswold Community)
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	The site is 50m adjacent to a SAM (A settlement site in the Heritage At Risk register of English Heritage 2009)
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden
Registered Battlefields	<p>Site is within a Registered Battlefield</p> <p>Site is adjacent to a Registered Battlefield</p> <p>Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building</p> <p>Site is adjacent to, or within the setting of a listed building</p> <p>Site does not contain or adjoin a listed building</p>	The site includes several listed buildings
Archaeological Priority Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is adjacent to a highly sensitive Archaeological Area registered with English Heritage
Locally listed building	<p>Site contains a locally listed building</p> <p>Site is adjacent to, or within the setting of a locally listed building</p> <p>Site does not contain or adjoin a locally listed building</p>	The site does not include any locally listed buildings

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3</p> <p>Zone 2</p> <p>Zone 1</p>	The site is not within or adjoining a flood zone
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	No
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1)</p> <p>Inner zone - subsurface only (SPZ 1c)</p> <p>Outer zone (SPZ 2)</p> <p>Outer zone - subsurface only (SPZ 2c)</p> <p>Total catchment (SPZ 3) ✓ predominantly</p> <p>Total catchment – subsurface only (SPZ 3c)</p> <p>Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one</p> <p>One</p> <p>None</p>	No
Agricultural Land Classification?	<p>Grade 1 (Best)</p> <p>Grade 2</p> <p>Grade 3</p> <p>Grade 4</p> <p>Grade 5 (Poorest)</p>	The site is mostly urban land. The eastern fields within the proposed development boundary are Grade 2.

Is the site affected by any of the following?	Yes	No	Comments
<p>Ecological value?</p> <p>Could the site to be home to protected species such as bats, great crested newts, badgers etc.?</p> <p><i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i></p>	✓		<p>The Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan suggests that a considerable level of ecological survey will be required.</p> <p>A site environmental assessment has been carried out on behalf of the landowner. However, the results are not known to AKNP.</p>
Contamination		✓	
Japanese Knotwood		✓	
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	
Utility services available	✓		The former residential institution utilities could be brought into use
Minerals or waste considerations	✓		The proposed site is within an identified site in the Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The site area can be considered to be a former rural settlement in open countryside
Views in? Wide/ framed/ screened /long/ short	Long views from the South from the Spine Road West across open green space, from the East and North across agricultural fields, and from the West over hedge screening from Cotswold Country Park.
Views out? Wide/ framed/ screened /long/ short	Long views out to directions as described above.

3. Availability

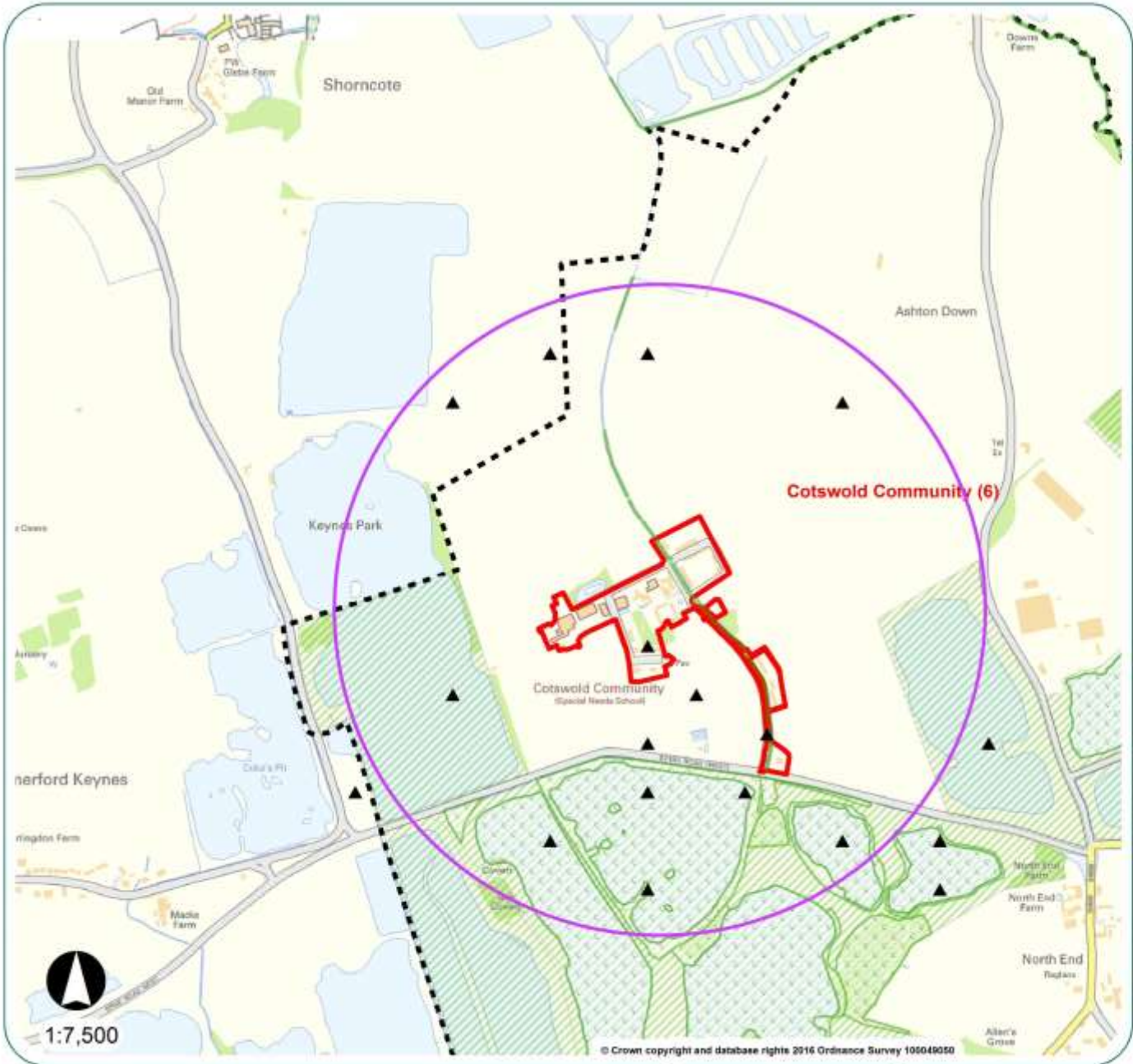
A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	
Is there a known time frame for availability?	✓		
Any other comments?	The land owners wish to develop the site as a regeneration project in conjunction with minerals extraction of part of the site		

4. Summary

Conclusions	
Site name/number:	former Cotswold Community
Please tick a box	
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	✓
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha)	Currently proposed for 150 homes total including restoration of 27 homes with certificates of lawful consent
Estimated development timeframe	Within 5 to 7 years
Explanation / justification for decision to accept or discount site	Regeneration of a derelict site with important listed buildings. Community contributions potential in mitigation for additional burden on local facilities and infrastructure.

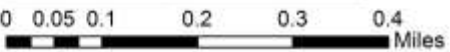
Further information
<p>Infrastructure requirements? <i>You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.</i></p>
<p>The land owners (Amita Management Ltd) and their agents have been in discussions with Ashton Keynes Parish Council, Wiltshire Council and local stakeholders for the last 2 years to explore options for the regeneration of the site as a suitable development project.</p> <p>Since this time developer aspirations have been reduced in scale from 300 homes to 150 homes, and in area from circa 18ha to 10ha with a density of circa 14 units/ha.</p> <p>Discussions are continuing, however, the Parish Council, Wiltshire Council and the Neighbourhood Plan Steering Group have not committed to support this development at present.</p> <p>Primary School provision would need to be increased as a result the scale of this development</p> <p>Developer proposals include infrastructure mitigation options for a subsidised local bus service, an on-site shop, and a cycle route alongside the Spine Road West to connect with the cycle path on the B4696 from the Spine Road crossroads Eastwards.</p>



Cotswold Community Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species * Cotswold Community
- ▭ Biodiversity Action Plan Site *
- ▨ County Wildlife Site *
- ▨ Site of Special Scientific Interest
- ▭ PARISH
- ▭ Settlement Framework
- ▭ aknp-sites


Row Labels	Count of Common_Nam
Bittern	1
Black Tern	9
Black-necked Grebe	1
Black-tailed Godwit	3
Cetti's Warbler	1
Common Crossbill	1
Eurasian Badger	1
European Otter	1
European Water Vole	2
Fieldfare	5
Garganey	3
Grass Snake	1
Green Sandpiper	76
Greenshank	25
Hobby	17
Kingfisher	51
Little Gull	4
Little Ringed Plover	83
Marsh Harrier	1
Mediterranean Gull	20
Merlin	2
Osprey	2
Peregrine	14
Pipistrelle Bat species	1
Red Kite	1
Red-throated Diver	1
Redwing	6
Ruff	6
Snow Bunting	1
Whimbrel	4
Wood Sandpiper	2
Woodlark	1
Grand Total	347



Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description (see examples- Appendix 1)</i>	Vine View, Back Street (Site 7 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	0.46ha (0.35ha developable)
SHLAA site reference (if applicable)	SHLAA Ref. 722

Context				
Surrounding land uses <i>(see examples- Appendix 1)</i>	Agricultural land to the North, residential properties to the South			
Site boundaries <i>(see examples- Appendix 1)</i>	The site is bounded to the North by open fields, and to the South by residential property boundaries.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield 	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agricultural land			
Site planning history <ul style="list-style-type: none"> Have there been any previous applications for development on this land? What was the outcome? 	None identified			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge ✓	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well	Not very well ✓	Don't know ✓ ✓
	The site comprises greenfield land. Visual impact on properties to the south would be significant and require screening measures.		
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	<p>There is currently no road access to the site. Road access is potentially possible but limited from Back Street, and would require land owner consent through an existing property plot.</p> <p>Access to the village centre and amenities by pedestrians is possible provided a route for a linking footpath to Back Street is identified and created.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	Yes/No	No
Is the site in an Area of Outstanding Natural Beauty	Yes/No	No

Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	The site is 800m from the High Road Playing Field
Is site designated as being of European Importance¹	Yes /No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3.7Km to the West, and North Meadow 4.5Km to the East.
Distance from sites designated as being of national importance²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 1.5Km away to the South West
Distance from sites designated as being of local importance³ <i>(Consult local planning authority)</i>	<400m 400-800m >800m	The site is greater than 800m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 600m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	360m to nearest Bus Stop offering a 5/day service between Cirencester and Swindon 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 700m to Ashton Keynes Primary School
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m 400-800m >800m	700m to the Village Hall 900m to High Road Playing Field 800m to Bradstone Sports Field
Distance to Public Open Space	<300m 300-800m >800m	900m to the High Road Playing Field

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approx 13 Km to Malmesbury PCC</p> <p>Approx 6 Km to Cirencester PCC</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>There are no key employment sites in the vicinity</p>
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	<p>Yes / No</p>	<p>Local facilities in the village are readily accessible by bicycle and walking.</p>
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>The nearest paved public footpath is approx 150m away.</p>

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	<p>The site is within a conservation area</p>
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	<p>There are no known archaeological features on this site</p>
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	<p>The site is adjacent 50m eastward to a SAM</p>
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	<p>The site is not registered by English Heritage as a Park and Garden</p>

Registered Battlefields	<p>Site is within a Registered Battlefield Site is adjacent to a Registered Battlefield Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building Site is adjacent to, or within the setting of a listed building Site does not contain or adjoin a listed building</p>	The site is 80m east of the Grade II listed Plough Public House
Archaeological Priority Area	<p>Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area</p>	The site is adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 Zone 2 Zone 1</p>	The site is within a flood zone 1
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	Yes
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1)</p> <p>Inner zone - subsurface only (SPZ 1c)</p> <p>Outer zone (SPZ 2)</p> <p>Outer zone - subsurface only (SPZ 2c)</p> <p>Total catchment (SPZ 3) ✓ totally</p> <p>Total catchment – subsurface only (SPZ 3c) ..</p> <p>Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one One None</p>	No
Agricultural Land Classification?	<p>Grade 1 (Best) Grade 2 Grade 3 Grade 4 Grade 5 (Poorest)</p>	Grade 2

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	Not identified, however, an ecological survey may be required
Contamination		✓	No
Japanese Knotwood		✓	The site is not affected by this
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	No
Utility services available		✓	The availability to extend existing utility services is expected
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Gently sloping to the South
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The character of the site is open countryside on the Northern edge of the settlement boundary behind a narrow road with contiguous residential properties.
Views in? Wide/ framed/ screened /long/ short	The site has short open viewing from the South from properties in Back Street, and wide open views in across fields from the North and East.
Views out? Wide/ framed/ screened /long/ short	Wide open views out to the North and East, short views out to the South to adjoining residential properties.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		The landowner has submitted the site for potential housing and is listed in SHLAA
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	The site has been in single family ownership for a number of years
Is there a known time frame for availability?		✓	No time frame known
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Land at Vine View, Back Street, Ashton Keynes
Please tick a box	
The site is appropriate for development	
This site has minor constraints	✓
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	14 dwellings based on assumed density and 0.46ha site area.
Estimated development timeframe:	No time frame known
Explanation / justification for decision to accept or discount site.	The site is outside the Settlement Boundary and within the conservation area. The site is considered as important for fluvial drainage towards Back Street to mitigate flood risk.

Further information

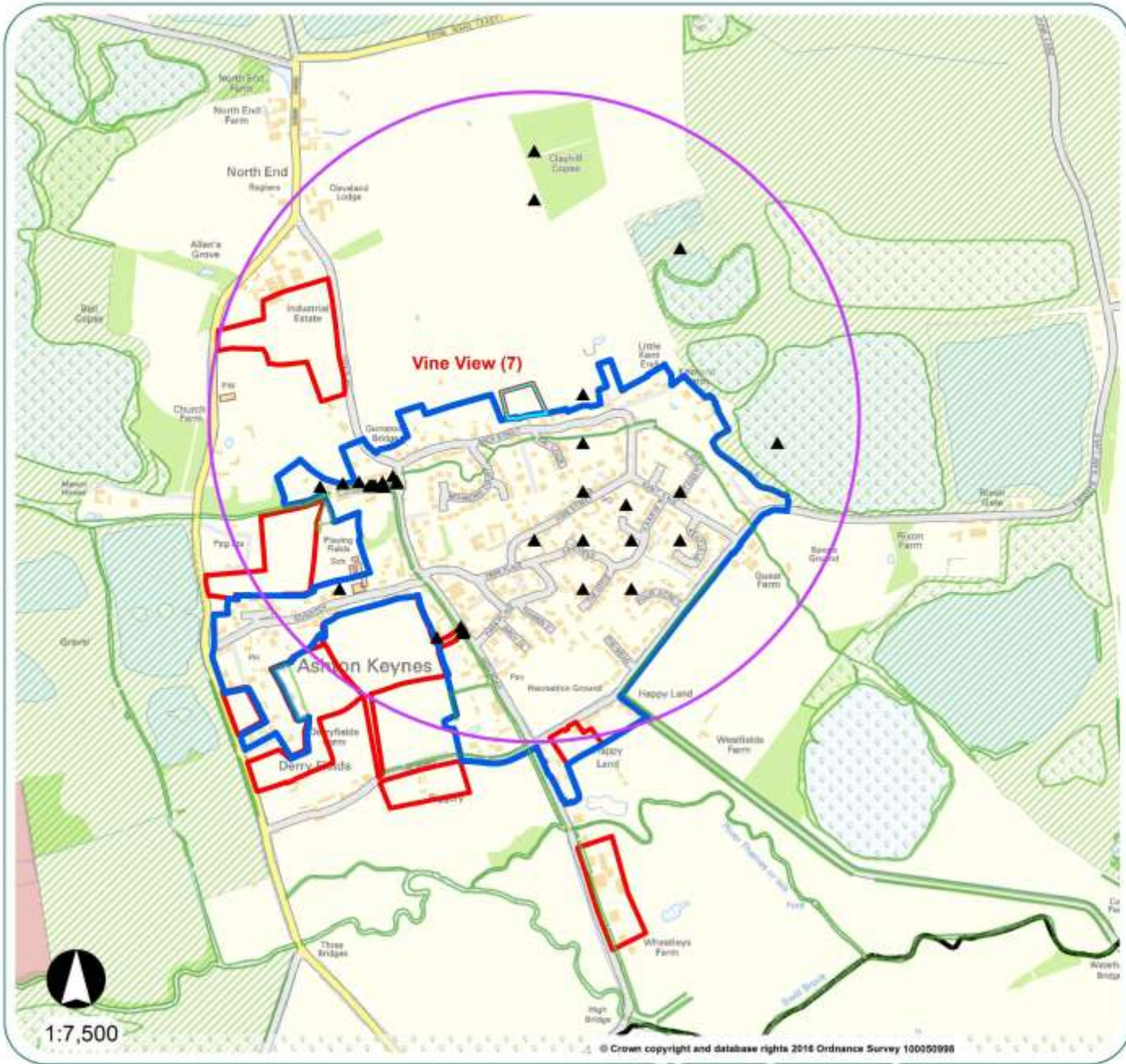
Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

Suitable and safe road access would have to be identified and provided in co-operation with a land/property owner in Back Street.

Some expansion of the local provision for water, sewage and electricity would be required.

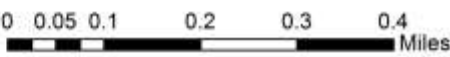
It is expected that the existing local Primary School provision would be sustainable with this development.



Vine View Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species * Vine View
- ▭ Biodiversity Action Plan Site *
- ▨ County Wildlife Site *
- ▭ Site of Special Scientific Interest
- ▭ PARISH
- ▭ Settlement Framework
- ▭ aknp-sites

Row Labels	Count of Common_Nam
Bats	1
Black Redstart	2
Brambling	8
Brown Long-eared Bat	1
European Water Vole	20
Grass Snake	2
Great Crested Newt	17
Green Sandpiper	7
Hobby	7
Indian Balsam	1
Kingfisher	2
Little Ringed Plover	2
Little Tern	1
Noctule Bat	2
Osprey	1
Peregrine	4
Pipistrelle	1
Pipistrelle Bat species	4
Red Kite	10
Redwing	8
Serotine	1
Soprano Pipistrelle	13
(blank)	
Grand Total	115



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Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	Wheatley's Farm, High Road (Site 8 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	1.48ha (1.11ha developable)
SHLAA site reference (if applicable)	n.a.

Context				
Surrounding land uses	Agricultural and residential			
Site boundaries	The site is bounded to the West by the High Road, to the East by agricultural land, and to the North and South by residential properties.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>		✓		
Existing/ previous use	Agricultural buildings and storage use			
Site planning history <ul style="list-style-type: none"> Have there been any previous applications for development on this land? What was the outcome? 	A planning permission was granted in 2012 for a temporary change of use of agricultural buildings and yard for caravans, motor-homes, and boats storage. Permission expires 30 th June 2015 and the land must be restored to its former condition. There is currently an outline planning application under consideration at this site (14/11978/OUT) for 18 dwellings.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge	Outside ✓
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well	Not very well ✓	Don't know ✓ ✓
	<p>The development constitutes redevelopment of brownfield land but does not serve the needs of agriculture based enterprise.</p> <p>The proposals submitted to Wiltshire Council indicate that the design of the scheme will be detached and semi-detached two-storey homes. Significant screening is proposed to mitigate visual impact.</p> <p>The site's development would lead to the intensification of development on site.</p>		
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	<p>The road access to the site is from the High Road through existing farm yard entrances.</p> <p>Access to the village centre and amenities by pedestrians and cyclists is possible along the High Road, however, there are no paved footpaths along much of these roads. The scope for additional or footpath improvements is limited.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	No	No
Is the site in an Area of Outstanding Natural Beauty	No	No

Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	The site is 400m from the High Road Playing Field
Is site designated as being of European Importance¹	Yes/No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3.6Km to the West, and North Meadow 4.5Km to the East.
Distance from sites designated as being of national importance²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 1.3Km away to the West
Distance from sites designated as being of local importance³ <i>(Consult local planning authority)</i>	<400m 400-800m >800m	The site is greater than 800m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 700m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	350m to nearest Bus Stop offering a 5/day service between Cirencester and Swindon 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 900m to Ashton Keynes Primary School
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m 400-800m >800m	700m to the Village Hall 400m to High Road Playing Field 1Km to Bradstone Sports Field

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	400m to the High Road Playing Field
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approx 13 Km to Malmesbury PCC</p> <p>Approx 6 Km to Cirencester PCC</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	There are no key employment sites in the vicinity
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes / No	Local facilities in the village are readily accessible by bicycle and walking.
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	The nearest paved public footpath is approx 600m away

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is not in a conservation area
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	There are no known archaeological features on this site
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	The site is not on or adjacent to a SAM
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden

Registered Battlefields	<p>Site is within a Registered Battlefield Site is adjacent to a Registered Battlefield Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building Site is adjacent to, or within the setting of a listed building Site does not contain or adjoin a listed building</p>	There are no listed buildings on the site
Archaeological Priority Area	<p>Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 Zone 2 ✓ Zone 1</p>	The site is wholly in Flood Zone 2
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	Yes
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1)</p> <p>Inner zone - subsurface only (SPZ 1c)</p> <p>Outer zone (SPZ 2)</p> <p>Outer zone - subsurface only (SPZ 2c)</p> <p>Total catchment (SPZ 3) ✓ totally</p> <p>Total catchment – subsurface only (SPZ 3c)</p> <p>Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one One None</p>	No
Agricultural Land Classification?	<p>Grade 1 (Best) Grade 2 Grade 3 Grade 4 Grade 5 (Poorest)</p>	Grade 4

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	No
Contamination		✓	No
Japanese Knotwood		✓	No
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	No
Utility services available		✓	The availability to extend existing utility services is expected
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The character of the site is farm buildings on the Southern edge of the settlement boundary with residential properties on either side along the High Road
Views in? Wide/ framed/ screened /long/ short	The site has short screened viewing from the West from the High Road and adjacent properties North and South, and wide open viewing from the East across farm land
Views out? Wide/ framed/ screened /long/ short	Short viewing out to the West, North and South. Wide open viewing out to the East.

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		The landowner has previously expressed interest in developing the site for housing
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	The site has been in single family ownership for a number of years
Is there a known time frame for availability?	✓		Within 5 years
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Land at Wheatley's Farm, High Road, Ashton Keynes
Please tick a box	
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	✓
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	An outline planning application has been submitted for 18 dwellings
Estimated development timeframe:	Within 5 years
Explanation / justification for decision to accept or discount site.	The site is outside the Settlement Boundary and conservation area. It is wholly in flood zone 2 and surrounding land is known to flood regularly.

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

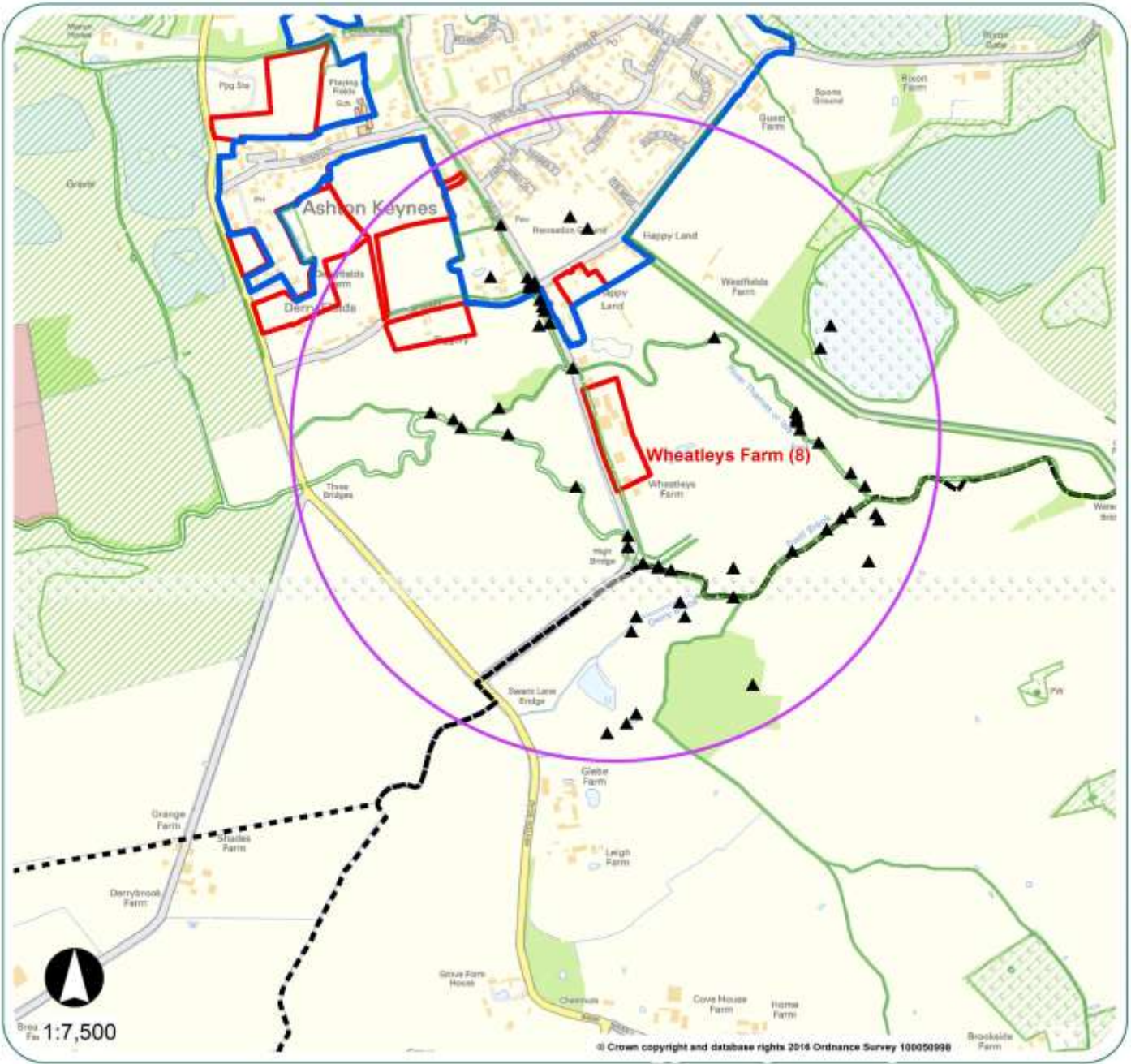
The existing road access from the High Road would be suitable for the scale of the site. However, the High Road is narrow at that point and widening of the road would be recommended.

Provision of pedestrian footpath access to the village amenities should be sought, but this may be considered out of character with the location.

Some expansion of the local provision for water, sewage and electricity would be required.

Flood mitigation measures would be essential to safeguard against flood risk, including the restoration of filled drainage ditches bordering with the High Road.

It is expected that the local Primary School provision would be sustainable with this development.



Wheatleys Farm Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species * Wheatleys
- ▭ Biodiversity Action Plan Site *
- ▨ County Wildlife Site *
- ▭ Site of Special Scientific Interest
- ▭ PARISH
- ▭ Settlement Framework
- ▭ aknp-sites

Row Labels	Count of Common_Nam
Bittern	1
Black Tern	1
Black-tailed Godwit	4
Brown Hairstreak	9
Brown Long-eared Bat	2
Cetti's Warbler	3
European Otter	19
European Water Vole	69
Grass Snake	1
Great Crested Newt	2
Green Sandpiper	5
Greenshank	2
Hobby	3
Kingfisher	6
Little Gull	1
Little Ringed Plover	35
Merlin	1
Natterer's Bat	1
Peregrine	2
Red Kite	2
Red-throated Diver	4
Redwing	4
Ruff	2
Signal Crayfish	1
Whimbrel	79
(blank)	
Grand Total	259




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Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	Land at Derry Fields (Site 9 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	0.45ha (0.34ha developable)
SHLAA site reference (if applicable)	n.a.

Context				
Surrounding land uses	Rural residential with a highway to the West			
Site boundaries	The site is bounded to the West by the B4696, and to the North, East, and South by residential boundaries.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield 	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agricultural land			
Site planning history <ul style="list-style-type: none"> <i>Have there been any previous applications for development on this land?</i> <i>What was the outcome?</i> 	None identified			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge ✓	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well ✓	Not very well	Don't know ✓ ✓
	<p>The site would comprise the loss of agricultural land, but residential development would be a compatible land use by reckoning of the adjoining land uses along the B4696.</p> <p>The site would be well screened by existing vegetation.</p>		
How the site is currently accessed? Is it accessible from the highway network? <i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i>	<p>Access is by road from the West by an existing private entrance from the B4696. Foot access also by PROW from Gosditch.</p> <p>Access to the village centre and amenities by footpath is limited to an unmade grass path connecting with Gosditch. The scope for additional or footpath improvements is limited. Access to village amenities is likely to be achieved by car as cycling on the B4696, a County Lorry Route is considered dangerous.</p>		

Environmental Considerations		
	Distance or Yes /No	Comments
Is site in Greenbelt?	Yes / No	No
Is the site in an Area of Outstanding Natural Beauty	Yes / No	No

Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	The nearest green space site of importance is the High Road Playing Field 700m away
Is site designated as being of European Importance¹	Statutory Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3Km to the West, and North Meadow 5Km to the East.
Distance from sites designated as being of national importance²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 500m away to the West
Distance from sites designated as being of local importance³ <i>(Consult local planning authority)</i>	<400m 400-800m >800m	The site is greater than 800m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 600m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	600m to nearest Bus Stop offering a 5/day service between Cirencester and Swindon 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 400m to Ashton Keynes Primary School
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m 400-800m >800m	600m to the Village Hall 700m to High Road Playing Field 1.6Km to Bradstone Sports Field

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	700m to the High Road Playing Field
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approx 13 Km to Malmesbury PCC</p> <p>Approx 6 Km to Cirencester PCC</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	The are no key employment sites in the vicinity
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes / No	Yes. Local facilities in the village would be accessible by bicycle and walking, but using the B4696 would be dangerous.
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	There is an unmade public footpath along the eastern side boundary

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is within a conservation area recognised by Wiltshire Council in 1998
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	There are no known archaeological features on this site
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	The site is not on or adjacent to a SAM
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden

Registered Battlefields	<p>Site is within a Registered Battlefield Site is adjacent to a Registered Battlefield Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building Site is adjacent to, or within the setting of a listed building Site does not contain or adjoin a listed building</p>	There are no listed buildings on or adjoining the site
Archaeological Priority Area	<p>Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 Zone 2 Zone 1</p>	The site is flood zone 1 and not within or adjoining a flood zones 2 or 3
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	No
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1) ✓ totally Inner zone - subsurface only (SPZ 1c) Outer zone (SPZ 2) Outer zone - subsurface only (SPZ 2c) Total catchment (SPZ 3) Total catchment – subsurface only (SPZ 3c) .. Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one One None</p>	No
Agricultural Land Classification?	<p>Grade 1 (Best) Grade 2 Grade 3 Grade 4 Grade 5 (Poorest)</p>	Grade 5

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	Not identified, however, an ecological survey may be required
Contamination		✓	No
Japanese Knotwood		✓	No
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	No
Utility services available	✓		The availability to extend existing utility services is expected
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The character of the site is on the Western edge of the settlement boundary with surrounded by rural dwellings
Views in? Wide/ framed/ screened /long/ short	The site has short open viewing from the B4696 from the West, otherwise it is screened by hedging from adjacent properties
Views out? Wide/ framed/ screened /long/ short	Outward viewing from the site is short to the West towards the B4696 and short to screened adjacent properties

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	The site is in single ownership
Is there a known time frame for availability?	✓		Within 5 years
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Land at Derry Fields, Ashton Keynes
Please tick a box	
The site is appropriate for development	
This site has minor constraints	✓
The site has significant constraints	
The site is unsuitable for development	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	Potentially 14 dwellings, however the land owner has an outline proposal for 10 dwellings

Estimated development timeframe:	Within 5 years
Explanation / justification for decision to accept or discount site.	The site is adjacent to the Settlement Boundary and could be included in a review of the Settlement Boundary

Further information

Infrastructure requirements?

You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

The existing access from the B4696 would be to be improved on road safety grounds for the potential number of dwellings.

Provision of a formalised pedestrian footpath access to the village amenities should be sought.


Some expansion of the local provision for water, sewage and electricity would be required.

It is expected that the local Primary School provision would be sustainable with this development.

Neighbourhood Planning Site Assessment

1. Background information

Site location and use	
Site location <i>General description</i>	Grove Farm, High Road (Site 10 in the AKNP Consultation)
Parish Name	Ashton Keynes CP
Gross area (Ha) <i>Total area of the site in hectares</i>	3.5ha (2.4ha developable)
SHLAA site reference (if applicable)	n.a.

Context				
Surrounding land uses	Agricultural green space and residential			
Site boundaries	The site has narrow entrance potential from The Derry and from the High Road, subject to approval for a bridge. The site is bounded to the east and north by residential properties, and to the south and west by agricultural land.			
Is the site: <i>Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</i> <i>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</i>	Greenfield 	Brownfield	Mixture	Unknown
<i>If a mixture, please provide details i.e. northern part of site Brownfield, southern part Greenfield</i>				
Existing/ previous use	Agricultural land			
Site planning history <ul style="list-style-type: none"> Have there been any previous applications for development on this land? What was the outcome? 	The land owners made planning applications for a limited number of dwellings approx 20 yrs ago and these were refused for reasons of accessibility. An additional slab bridge over the infant Thames was considered unacceptable at that time.			

2. Suitability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Suitability			
Where is the site located in relation to the built up area of a village, town or neighbourhood?	Within the settlement	On the edge ✓	Outside
How would development of this site relate to the surrounding uses? <ul style="list-style-type: none"> • <i>What would be the impact of the proposed land use for the site?</i> • <i>What would be the impact of the proposed design of site development?</i> • <i>What would be the impact of the proposed scale of site development?</i> 	Well	Not very well	Don't know ✓ ✓ ✓
	<p>The site is informally used as open space and contributes to the rural setting of the village.</p> <p>Likely significant visual impact on adjoining properties. Partial development and screening may be realistic.</p>		
How the site is currently accessed? Is it accessible from the highway network? <p><i>Provide details of site's connectivity by car, public transport, cycle and by foot i.e. distance to nearest motorway, A road or B road, national cycle network, bus stop or rail station.</i></p>	<p>The site is accessible from The Derry by a farm gate and track, also in ownership of the site owners, leading to the main site area.</p> <p>Access to the village centre and amenities by footpath is limited to the existing farm track, and a PROW connecting with the High Road across the Thames by footbridge.</p> <p>There is scope for a slab road bridge over the Thames from part of the site to the High Road which could also provide improved pedestrian access.</p>		

Environmental Considerations		
	Distance or Yes / No	Comments
Is site in Greenbelt?	Yes / No	No
Is the site in an Area of Outstanding Natural Beauty	Yes / No	No

Distance from important green space? Discretionary designation for green areas of particular importance to the local community	<200m 200-1000m >1000m	The nearest green space site of importance is the High Road playing field 350m away
Is site designated as being of European Importance¹	Statutory Yes / No If no, is the site more than 2km away or more than 10km away for bats and SPA?	No. The nearest Ramsar sites are Clattinger Farm 3.4Km to the West, and North Meadow 4.7Km to the East.
Distance from sites designated as being of national importance²	<400m 400-800m >800m	The nearest SSSI site is Pike Corner 750m away to the West
Distance from sites designated as being of local importance³ <i>(Consult local planning authority)</i>	<400m 400-800m >800m	The site is greater than 800m from any site of local importance
Ancient Woodland	<15m	The site is not in close proximity to Ancient Woodland

Community facilities and services		
What is the distance to the following facilities (measured from the site centre)	Distance (metres)	Observations and comments <i>NB: for rural areas please provide comments on general accessibility to facilities</i>
Town / local centre / shop	<400m 400-800m >800m	Approx 180m to the centre of the village of Ashton Keynes
Public transport e.g. Train Station or Bus Stop (with at least a half hourly service during the day)	<400m 400-800m >800m	180m to nearest Bus Stop 10Km to Kemble Railway Station
Distance to Primary School(s)	<500m 500-1000m >2000m	Approx 500m to Ashton Keynes Primary School
Distance to Recreation facilities <i>(indoor, outdoor sports facilities, playgrounds and playing pitches)</i>	<400m 400-800m >800m	180m to the Village Hall 350m to High Road Playing Field 1.2Km to Bradstone Sports Field

¹ Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites

² Sites of Special Scientific Interest

³ Local Nature Reserves, Sites of Nature Conservation Importance

Distance to Public Open Space	<p><300m</p> <p>300-800m</p> <p>>800m</p>	350m to the High Road Playing Field
Distance to Primary Healthcare Centre (GP, nurse)	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>Approx 13 Km to Malmesbury PCC</p> <p>Approx 6 Km to Cirencester PCC</p>
Key employment site	<p><400m</p> <p>400-800m</p> <p>>800m</p>	The are no key employment sites in the vicinity
Cycle routes: Are local facilities broadly within 10-20 minutes by bicycle (2.5 to 5km)?	Yes / No	Yes. Local facilities in the village would be accessible by bicycle and walking.
Distance to public footpath	<p><400m</p> <p>400-800m</p> <p>>800m</p>	The nearest public footpath is approx 140m away.

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	<p>Site is within a conservation area</p> <p>Site is adjacent to a conservation area</p> <p>Site is not within or adjacent to a conservation area</p>	The site is within a conservation area recognised by Wiltshire Council in 1998
Archaeological event, feature or find	<p>Archaeological event, feature or find within the site</p> <p>Archaeological event, feature or find adjacent to the site</p> <p>No archaeological even, feature or find within the site</p>	There are no known archaeological features on this site
Scheduled ancient monument (SAM)	<p>Site is on a SAM</p> <p>Site is adjacent to a SAM</p> <p>Site is not on or adjacent to a SAM</p>	The site is not on or adjacent to a SAM
Registered Parks and Gardens	<p>Site is within a Registered Park and Garden</p> <p>Site is adjacent to a Registered Park and Garden</p> <p>Site is not within or adjacent to a Registered Park and Garden</p>	The site is not registered by English Heritage as a Park and Garden

Registered Battlefields	<p>Site is within a Registered Battlefield Site is adjacent to a Registered Battlefield Site is not within or adjacent to a Registered Battlefield</p>	The site is not within or adjacent to a Registered Battlefield
Listed buildings	<p>Site contains a listed building Site is adjacent to, or within the setting of a listed building Site does not contain or adjoin a listed building</p>	The site is 30m adjacent to a listed buildings along the eastern and northern boundaries of the site
Archaeological Priority Area	<p>Site is within a conservation area Site is adjacent to a conservation area Site is not within or adjacent to a conservation area</p>	The site is not within or adjacent to an archaeology conservation area
Locally listed building	<p>Site contains a locally listed building Site is adjacent to, or within the setting of a locally listed building Site does not contain or adjoin a locally listed building</p>	There are no locally listed buildings on or adjoining the site

Other key considerations		
Which Flood Zone (fluvial/tidal) does the site fall within or intersect?	<p>Zone 3 Zone 2 Zone 1</p>	The site is mainly in flood zone 1 except for a very small section in flood zone 2 along the northern boundary
Is the site in a Critical Drainage Area for Surface Water Flooding?	Yes / No	No
Is the site within a Source Protection Zone for Groundwater Abstraction?	<p>Inner zone (SPZ 1) ✓ predominately Inner zone - subsurface only (SPZ 1c) Outer zone (SPZ 2) Outer zone - subsurface only (SPZ 2c) Total catchment (SPZ 3) ✓ partially Total catchment – subsurface only (SPZ 3c) .. Special interest (SPZ 4)</p>	
Are there any Tree Preservation Orders on the site?	<p>More than one One None</p>	No
Agricultural Land Classification?	<p>Grade 1 (Best) Grade 2 Grade 3 Grade 4 Grade 5 (Poorest)</p>	Grade 2

Is the site affected by any of the following?	Yes	No	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.? <i>NB: you should consult your local authority's Biodiversity Action Plan for further information.</i>		✓	Not identified, however, an ecological survey may be required
Contamination		✓	No
Japanese Knotwood		✓	No
Significant infrastructure crossing the site i.e. power lines/ pipe lines		✓	No
Utility services available		✓	No
Minerals or waste considerations		✓	None

Characteristics (best established through site visits)	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gently sloping or undulating / steep gradient	Flat
Natural England National Character Area	The site is not designated as a Natural England National Character Area
General character Open Countryside / rural settlement / suburban / urban / inner city	The character of the site is central green open space largely surrounded by the settlement boundary
Views in? Wide/ framed/ screened /long/ short	The site has limited long open viewing from The Derry, otherwise it has short wide screened views in from adjacent properties
Views out? Wide/ framed/ screened /long/ short	Outward viewing from the site is generally short and screened to adjacent properties

3. Availability

A site is considered available for development, when on the best available information there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	✓		The land owners affirmed their willingness to develop the site in an interview. There have been previous applications to WC for a limited housing development .
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, easements, covenants or operational requirements of landowners?		✓	The site is in single family ownership
Is there a known time frame for availability?		✓	Within 5 - 10 years
Any other comments?			

4. Summary

Conclusions	
Site name/number:	Land at Grove Farm, Ashton Keynes
Please tick a box	
The site is appropriate for development	
This site has minor constraints	
The site has significant constraints	✓
The site is unsuitable for development	

<p>Potential housing development capacity (estimated as a development of 30 homes per Ha)</p>	<p>The land owners propose no more than 30 dwellings, including affordable housing for local residents. Land use for additional community facilities is possible.</p>
<p>Estimated development timeframe</p>	<p>Within 5 to 10 years</p>
<p>Explanation / justification for decision to accept or discount site</p>	<p>The site is centrally located in the village and has potentially good access to facilities. A medium scale development would lead to an increase in traffic on the High Road, an already busy through road. The site is adjacent to the Settlement Boundary and could be included in a review of the Settlement Boundary.</p> <p>The site also has the potential to accommodate a new community facility, such as a village hub or alternative site for a primary school. However, such a development would add to the access and traffic issues, and would need careful planning.</p>

Further information

Infrastructure requirements?

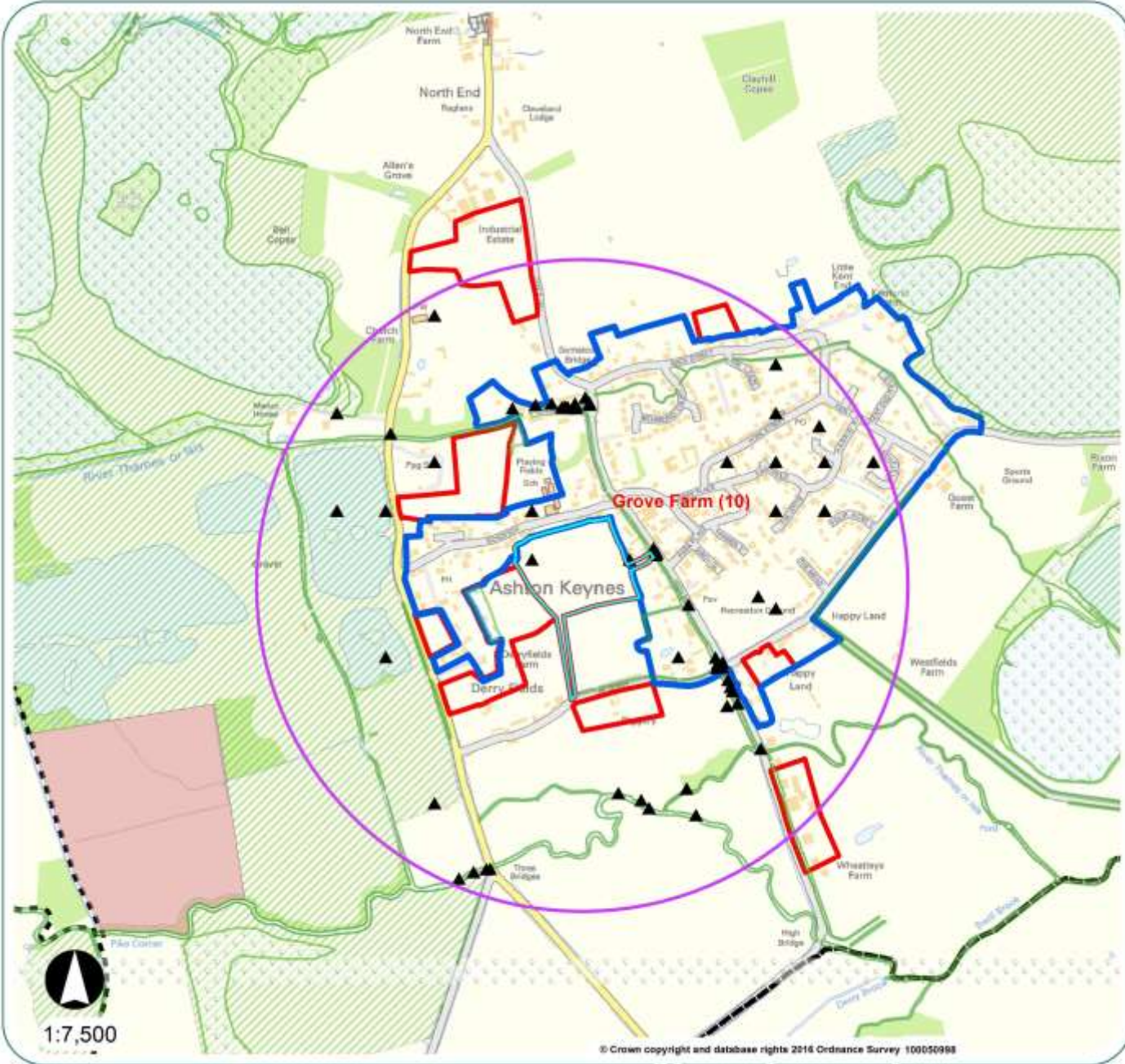
You may also need to gain additional information from service providers such as highways, water, education etc. Please provide your comments.

Road access would need to be identified and approved. Access from The Derry would require widening of the road for the increase in traffic. Access from the High Road would be possible if approval for a new slab bridge from the High Road was granted.

Provision of improved pedestrian footpath access to the village amenities should be sought. This could be achieved in conjunction with a new slab bridge to the High Road.

Provision of additional utility facilities for water, sewage and electricity would be required.

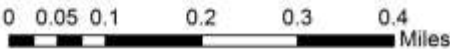
Some increase in Primary School provision may be needed.



Grove Farm (10) Environmental Constraints Designations and Species within 500m

- ▲ WSBRC_Species * Grove Farm
- ▨ Biodiversity Action Plan Site *
- ▨ County Wildlife Site *
- Site of Special Scientific Interest
- ▤ PARISH
- ▭ Settlement Framework
- ▭ aknp-sites

Row Labels	Count of Common_Nam
Black Redstart	2
Black-tailed Godwit	3
Brambling	8
Brown Long-eared Bat	3
Cetti's Warbler	1
European Otter	14
European Water Vole	39
Grass Snake	2
Great Crested Newt	1
Green Sandpiper	8
Greenshank	2
Hobby	10
Kingfisher	6
Little Gull	1
Little Ringed Plover	27
Little Tern	1
Merlin	1
Natterer's Bat	1
Osprey	1
Peregrine	4
Pipistrelle Bat species	2
Red Kite	12
Red-throated Diver	4
Redwing	10
Ruff	2
Soprano Pipistrelle	4
Whimbrel	77
(blank)	
Grand Total	246



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Appendix B – Exit Survey Questionnaire

The **Wiltshire Core Strategy** requires an indicative number of **151 new homes** to be built in the **Malmesbury Community Area Remainder** (excluding Malmesbury Town) **by 2026**. Ashton Keynes is one of 20 Parishes that is expected to contribute to this number. Based upon Parish populations it could be reasoned that **Ashton Keynes should provide 15 of these new homes**. Please let us have your views on each of the identified sites to help us decide which ones should be considered for inclusion in our Neighbourhood Plan.

Name: Signature: Address/Postcode: Please note that anonymous comments cannot be considered

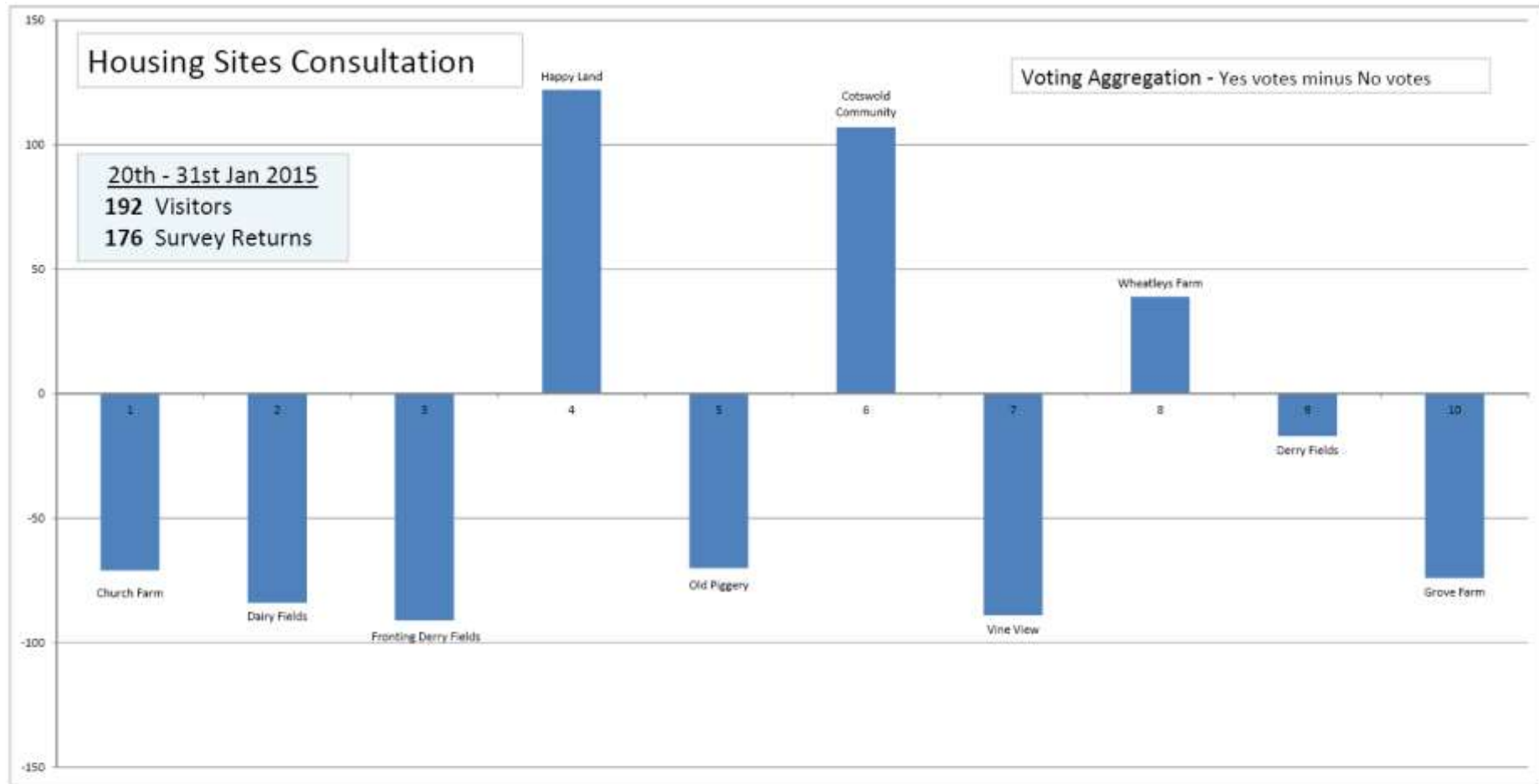
Site No.	Site Location	support yes/no	rank	Your comment about the site - its advantages or disadvantages, impact on village, suitable housing
1	Land at Church Farm, Cox's Hill [SHLAA Ref. 614] <i>Proposal:</i> Potential for 71 houses in a new development plan on a 2.38ha greenfield site. Road access potentially from Cox's Hill.			
2	Land at Dairy Fields, Gosditch [SHLAA Ref. 702] <i>Proposal:</i> Potential for 50 houses in a new development plan on a 1.59ha greenfield site. Road access potentially from the B4696.			
3	Land fronting Derry Fields [SHLAA Ref. 3119] <i>Proposal:</i> Potential for 95 houses in a new development plan on a 1.97ha greenfield site. Road access potentially from the B4696.			
4	Land at AB Carter, Happy Land [SHLAA Ref. 151] <i>Proposal:</i> Potential for 11 houses in a 0.49ha brownfield re-development site with previous use as housing and haulage contractor business. Road access by existing entrance from Happy Land.			

Site No.	Site Location	support yes/no	rank	Your comment about the site - its advantages or disadvantages, impact on village, suitable housing
5	Land at Old Piggery, The Derry [SHLAA Ref. 1105] <i>Proposal:</i> Potential for an unknown number of houses in a re-development plan of a 0.75ha brownfield and greenfield site with previous farming use. Road access from the The Derry.			
6	Land at Cotswold Community [SHLAA Ref. unknown] <i>Proposal:</i> Developer proposal for 120 to 150 houses in a restoration re-development plan within the existing built-form area of a Residential Institution site. Road access from the Spine Road West by an existing and potentially new entrance.			
7	Land at Vine View, Back Street [SHLAA Ref. 722] <i>Proposal:</i> Potential for an unknown number of houses in a new development plan on a 0.46ha greenfield site. Road access potentially from Back Street.			
8	Land at Wheatley's Farm, High Road <i>Proposal:</i> Developer proposal for 18 houses in a re-development of a 1.48ha farm buildings site. Road access from the High Road.			
9	Land at Derry Fields <i>Proposal:</i> Land owner proposal for 10 houses in a new development plan on a 0.45ha greenfield site. Road access from the B4696.			
10	Land at Grove Farm, High Road <i>Proposal:</i> Potential for 30 houses in a new development plan on a 3.5ha greenfield site. Road access from The Derry and potentially the High Road.			

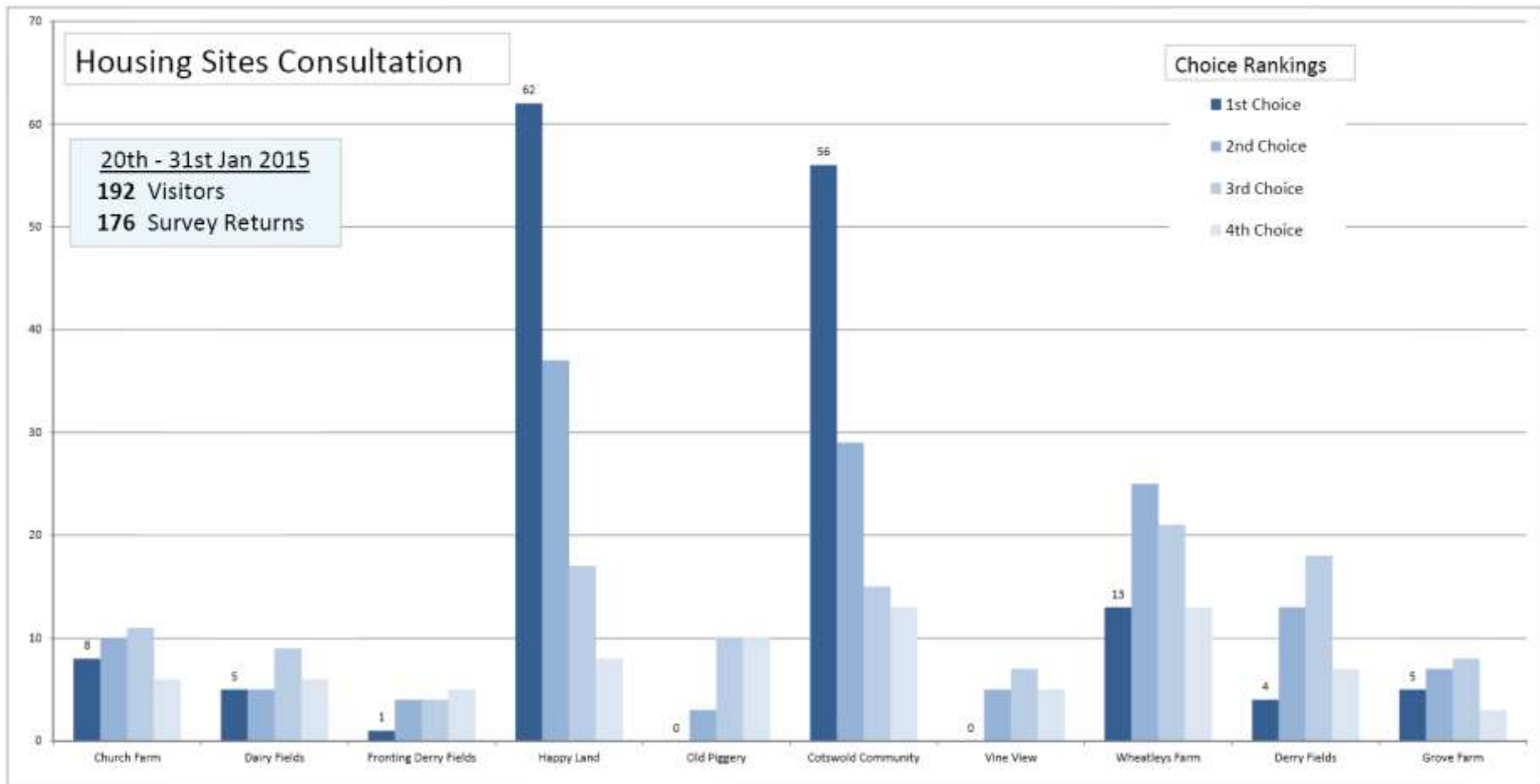
If you support several sites, please rank them by number in preference order in the column provided.

Please hand in your completed form today or return to the Parish Council, c/o The Village Shop, High Road by 31st January 2014.
This survey may alternatively be completed on the Ashton Keynes Neighbourhood Plan website: www.ashtonkeynesneighbourhood.com

Appendix C – Survey Voting Analysis



Church Farm	Dairy Fields	Fronting Derry Fields	Happy Land	Old Piggery	Cotswold Community	Vine View	Wheatleys Farm	Derry Fields	Grove Farm
Yes 48 6.9%	Yes 39 5.6%	Yes 34 4.5%	Yes 144 20.7%	Yes 45 6.5%	Yes 137 19.7%	Yes 36 5.2%	Yes 102 14.6%	Yes 70 10.0%	Yes 42 6.0%
No 119 12.9%	No 123 13.3%	No 125 13.5%	No 22 2.4%	No 115 12.4%	No 30 3.2%	No 125 13.5%	No 63 6.8%	No 87 9.4%	No 116 12.5%
#1 Ranks 8	#1 Ranks 5	#1 Ranks 1	#1 Ranks 62	#1 Ranks 0	#1 Ranks 56	#1 Ranks 0	#1 Ranks 13	#1 Ranks 4	#1 Ranks 5
#2 Ranks 10	#2 Ranks 5	#2 Ranks 4	#2 Ranks 37	#2 Ranks 3	#2 Ranks 29	#2 Ranks 5	#2 Ranks 25	#2 Ranks 13	#2 Ranks 7
#3 Ranks 11	#3 Ranks 9	#3 Ranks 4	#3 Ranks 17	#3 Ranks 10	#3 Ranks 15	#3 Ranks 7	#3 Ranks 21	#3 Ranks 18	#3 Ranks 8
#4 Ranks 6	#4 Ranks 6	#4 Ranks 5	#4 Ranks 8	#4 Ranks 10	#4 Ranks 13	#4 Ranks 5	#4 Ranks 13	#4 Ranks 7	#4 Ranks 3
Yes-No -71	Yes-No -84	Yes-No -91	Yes-No 122	Yes-No -70	Yes-No 107	Yes-No -89	Yes-No 39	Yes-No -17	Yes-No -74



Church Farm		Dairy Fields		Fronting Derry Fields		Happy Land		Old Piggery		Cotswold Community		Vine View		Wheatleys Farm		Derry Fields		Grove Farm	
Yes	48	Yes	39	Yes	34	Yes	144	Yes	45	Yes	137	Yes	36	Yes	102	Yes	70	Yes	42
	6.9%		5.6%		4.9%		20.7%		6.5%		19.7%		5.2%		14.6%		10.0%		6.0%
No	119	No	123	No	125	No	22	No	115	No	30	No	125	No	63	No	87	No	116
	12.9%		13.3%		13.5%		2.4%		12.4%		3.2%		13.5%		6.8%		5.4%		12.5%
#1 Ranks	8	#1 Ranks	5	#1 Ranks	1	#1 Ranks	62	#1 Ranks	0	#1 Ranks	56	#1 Ranks	0	#1 Ranks	13	#1 Ranks	4	#1 Ranks	5
#2 Ranks	10	#2 Ranks	5	#2 Ranks	4	#2 Ranks	37	#2 Ranks	3	#2 Ranks	29	#2 Ranks	5	#2 Ranks	25	#2 Ranks	13	#2 Ranks	7
#3 Ranks	11	#3 Ranks	9	#3 Ranks	4	#3 Ranks	17	#3 Ranks	10	#3 Ranks	15	#3 Ranks	7	#3 Ranks	21	#3 Ranks	18	#3 Ranks	8
#4 Ranks	6	#4 Ranks	6	#4 Ranks	5	#4 Ranks	8	#4 Ranks	10	#4 Ranks	13	#4 Ranks	5	#4 Ranks	13	#4 Ranks	7	#4 Ranks	3
Yes-No	-71	Yes-No	-84	Yes-No	-91	Yes-No	122	Yes-No	-70	Yes-No	107	Yes-No	-89	Yes-No	39	Yes-No	-17	Yes-No	-74

Appendix D – Comments Analysis

The below analysis of comments was created by the interpretation of survey comments into main identifiable categories listed in the table.

Note: The analysis is based on the percentage of comments received for each site and do not relate to the survey voting analysis in Appendix C.

Site 1 – Land at Church Farm, Cox’s Hill	
Summary of Comments	119 comments received
For	
No impact on the village	[8%] 9 comments
No flood risk	[1%] 1 comment
Good site for housing	[10%] 12 comments
Good access	[8%] 9 comments
Within settlement boundary	[0%] 0 comment
Against	
Concerns about flooding	[0%] 0 comment
Concerns about traffic access and pedestrian safety	[61%] 72 comments
Too many houses in a separate development	[18%] 21 comments
Outside the settlement boundary	[17%] 20 comments
Leading to village sprawl and infill	[7%] 8 comments
Loss of open space	[15%] 18 comments

Site 2 – Land at Dairy Fields Bungalow and Dairy Fields	
Summary of Comments	111 comments received
For	
No impact on the village	[1%] 1 comment
No flood risk	[0%] 0 comment
Good site for housing	[10%] 11 comments
Good access	[6%] 7 comments
Within settlement boundary	[0%] 0 comment
Against	
Concerns about flooding	[18%] 20 comments
Concerns about traffic access and pedestrian safety	[43%] 48 comments
Too many houses in a separate development	[3%] 3 comments
Outside the settlement boundary	[7%] 8 comments
Leading to village sprawl and infill	[1%] 1 comment
Loss of open space	[24%] 27 comments

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

The below analysis of comments was created by the interpretation of survey comments into main identifiable categories listed in the table.

Note: The analysis is based on the percentage of comments received for each site and do not relate to the survey voting analysis in Appendix C.

Site 3 – Land fronting Derry Fields	
Summary of Comments	102 comments received
For	
No impact on the village	[2%] 2 comments
No flood risk	[1%] 1 comments
Good site for housing	[2%] 2 comments
Good access	[6%] 6 comments
Within settlement boundary	[0%] 0 comment
Against	
Concerns about flooding	[7%] 7 comments
Concerns about traffic access and pedestrian safety	[34%] 34 comments
Too many houses in a separate development	[43%] 43 comments
Outside the settlement boundary	[10%] 10 comments
Leading to village sprawl and infill	[3%] 3 comments
Greenfield site	[24%] 24 comments

Site 4 – Land at AB Carter Haulage, Happy Land	
Summary of Comments	116 comments received
For	
Brownfield site	[22%] 26 comments
Central location with good access	[55%] 64 comments
Site of former housing–logical to redevelop	[3%] 4 comments
Low impact on neighbours or village	[16%] 19 comments
Within settlement boundary	[14%] 16 comments
Would tidy up unattractive area	[2%] 2 comments
Against	
Possible concerns about traffic hazards	[4%] 5 comments
Only a small number of units possible	[11%] 13 comments
Concerns about flood risk	[6%] 7 comments

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

The below analysis of comments was created by the interpretation of survey comments into main identifiable categories listed in the table.

Note: The analysis is based on the percentage of comments received for each site and do not relate to the survey voting analysis in Appendix C.

Site 5 – Land at the Old Piggery, The Derry	
Summary of Comments	107 comments received
For	
No impact on the village	[2%] 2 comments
No flood risk	[0%] 0 comment
Good site for housing	[22%] 24 comments
Good access	[5%] 5 comments
Within settlement boundary	[0%] 0 comment
Against	
Concerns about flooding	[59%] 63 comments
Concerns about traffic	[20%] 21 comments
Too many houses in a separate development	[14%] 15 comments
Outside the settlement boundary	[12%] 13 comments
Leading to village sprawl and infill	[4%] 4 comments
Loss of open space	[7%] 7 comments

Site 6 – Land at the former Cotswold Community	
Summary of Comments	118 comments received
For	
Outside village, low impact on character	[19%] 22 comments
Would restore an historic asset	[6%] 7 comments
Potential CIL funding benefit	[9%] 10 comments
Would support sustainable development of the parish as a whole	[1%] 1 comment
Brownfield site	[9%] 11 comments
Well designed proposal by developers	[13%] 15 comments
Against	
Remote from main village	[16%] 19 comments
Traffic concerns. Would require upgrade to Spine Road junction to cope	[14%] 16 comments
Too large a development as proposed. Exceeds housing needs/obligations	[21%] 25 comments
Would require investment in services and amenities	[12%] 14 comments
Impact on school capacity	[15%] 17 comments
Loss of Greenfield or Open Space	[1%] 1 comment

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

The below analysis of comments was created by the interpretation of survey comments into main identifiable categories listed in the table.

Note: The analysis is based on the percentage of comments received for each site and do not relate to the survey voting analysis in Appendix C.

Site 7 – Land at Vine View, Back Street	
Summary of Comments	105 comments received
For	
No impact on the village	[2%] 2 comments
No flood risk	[1%] 1 comment
Good site for housing	[10%] 11 comments
Good access	[1%] 1 comment
Within settlement boundary	[0%] 0 comment
Against	
Concerns about flooding	[8%] 8 comments
Concerns about traffic access and pedestrian safety	[57%] 60 comments
Too many houses in a separate development	[5%] 5 comments
Outside the settlement boundary	[12%] 13 comments
Leading to village sprawl and infill	[8%] 8 comments
Loss of open space, near ancient asset	[16%] 17 comments

Site 8 – Land at Wheatley’s Farm, High Road	
Summary of Comments	117 comments received
For	
No impact on the village	[8%] 9 comments
No flood risk	[0%] 0 comment
Good site for housing	[39%] 46 comments
Good access	[16%] 19 comments
Within settlement boundary	[0%] 0 comment
Against	
Concerns about flooding	[36%] 42 comments
Concerns about traffic access and pedestrian safety	[13%] 15 comments
Too many houses in a separate development	[4%] 5 comments
Outside the settlement boundary	[14%] 16 comments
Leading to village sprawl and infill	[9%] 11 comments
Loss of open space	[3%] 3 comments

The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

The below analysis of comments was created by the interpretation of survey comments into main identifiable categories listed in the table.

Note: The analysis is based on the percentage of comments received for each site and do not relate to the survey voting analysis in Appendix C.

Site 9 – Land at Derry Fields	
Summary of Comments	73 comments received
For	
No impact on the village	[7%] 5 comments
No flood risk	[3%] 2 comments
Good site for housing	[26%] 19 comments
Good access	[5%] 4 comments
Within settlement boundary	[0%] 0 comment
Against	
Concerns about flooding	[0%] 0 comment
Concerns about traffic access and pedestrian safety	[32%] 23 comments
Too many houses in a separate development	[8%] 6 comments
Outside the settlement boundary	[8%] 6 comments
Leading to village sprawl and infill	[1%] 1 comment
Loss of open space	[18%] 13 comments

Site 10 – Land at Grove Farm, High Road	
Summary of Comments	106 comments received
For	
No impact on the village	[0%] 0 comment
Good site for housing	[10%] 11 comments
Central location, good access to amenities	[10%] 11 comments
Good access	[0%] 0 comment
Good for village hub and elderly residents	[10%] 11 comments
Against	
Concerns about flooding	[14%] 15 comments
Concerns about traffic access and pedestrian safety	[41%] 43 comments
Too many houses in a separate development	[12%] 13 comments
Outside the settlement boundary	[4%] 4 comments
Leading to village sprawl and infill	[6%] 6 comments
Loss of open space	[25%] 27 comments

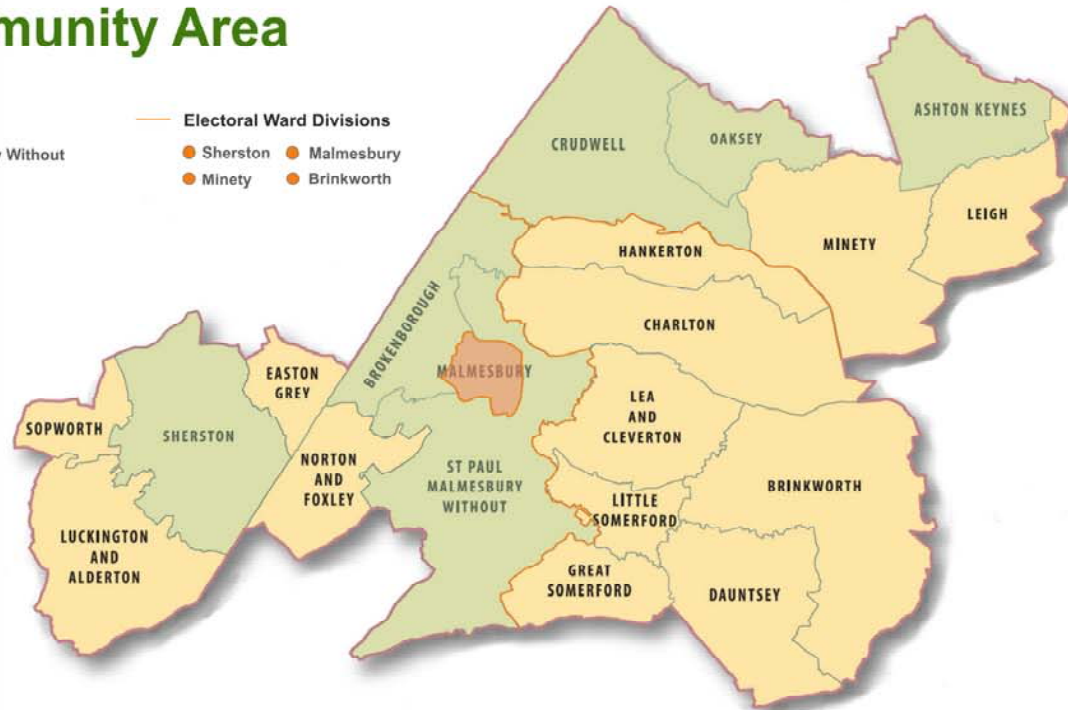
The originals of survey returns are available for inspection upon request to the Project Co-ordinator on coordinator@ashtonkeynesneighbourhood.com

Appendix E - Housing requirements in the Malmesbury Community Area

Malmesbury Community Area

- Neighbourhood Plan Areas (Jan 2015)**
- Malmesbury, Brokenborough, St Paul Malmesbury Without
 - Sherston
 - Ashton Keynes
 - Oaksey
 - Crudwell

- Electoral Ward Divisions**
- Sherston
 - Malmesbury
 - Minety
 - Brinkworth



For Housing Allocation purpose the Malmesbury Community Area is split into two groupings

- Malmesbury Town
population: 5,380
- Malmesbury Remainder
population: 14,068

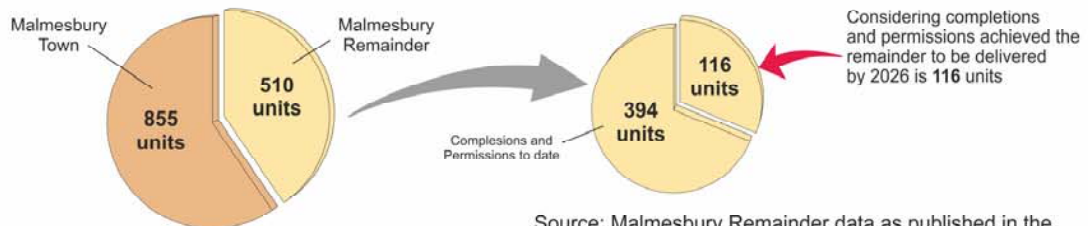
Malmesbury Remainder Parishes

Parish	Type	Population	% of Remainder
Sopworth	Village	103	0.7%
Luckington & Alderton	Village	630	4.5%
Sherston	Large Village	1639	11.7%
Easton Grey	Village	83	0.6%
Norton & Foxley	Village	118	0.8%
Brokenborough	Village	190	1.4%
St Paul Malmesbury Without	Village	2059	14.6%
Great Somerford	Large Village	737	5.2%
Little Somerford	Village	357	2.5%
Dauntsey	Village	981	4.1%
Brinkworth	Village	1282	9.1%
Lea & Cleverton	Village	812	5.8%
Charlton	Village	425	3.0%
Hankerton	Village	280	2.0%
Crudwell	Large Village	1057	7.5%
Oaksey	Large Village	530	3.8%
Minety	Village	1414	10.1%
Leigh	Village	362	2.6%
Ashton Keynes	Large Village	1400	10%

Population data from the Office for National Statistics 2011 Census

Wiltshire Council has proposed a **Malmesbury Community Area** *indicative* housing figure of **1,395 units from 2006 to 2026**

The *indicative* housing figure for **Malmesbury Remainder** is **510 units from 2006 to 2026**



Source: Malmesbury Remainder data as published in the **Housing Land Supply Statement - September 2015**